



Your home, in
safe hands.

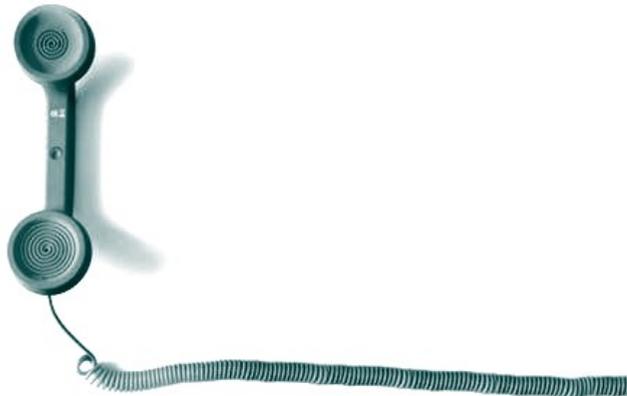
write or visit us:

Shire Homes Lettings Limited
Private Sector Leasing Scheme
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

telephone: 01954 713046

mobile: 07885 477936

e-mail: louise.moulding@scambs.gov.uk



Shire Homes

Shire Homes

Private sector leasing scheme

Private Sector Leasing Scheme

Our scheme offers homeowners a hassle-free way to rent out properties.

Benefits include:

- ★ GUARANTEED RENTAL PAYMENTS
- ★ NO MANAGEMENT FEES
- ★ DAY-TO-DAY MAINTENANCE
- ★ REGULAR PROPERTY VISITS
- ★ FULL MANAGEMENT SERVICE

The introduction of this scheme will allow us to provide secure, affordable and good quality housing to people looking for a new home.

At Shire Homes there are **NO HIDDEN EXTRAS.**

7 easy steps to letting your property

Step 1 - Property inspection

Visiting the property, carrying out initial survey and discuss the lease options and rent we can offer you.

Step 2 - Preparing to let your property

This can include completing any work identified during inspection and gathering all relevant documentation and carrying out an inventory and schedule of condition of the property.

Step 3 - Final property inspection

Ensuring all is ready to go!

Step 4 - Signing the lease

Once all necessary documents are gathered and final inspection done, we send you the lease to sign.

Step 5 - Collecting the keys

We will need 3 sets of keys to all external doors.

Step 6 - Paying your rent

Once the lease is completed and signed, rent is payable to you in advance and will commence on the 1st of the month.

Step 7 – Management Responsibility

The management responsibility for the property will be handed over to Shire Homes once lease is signed.

SERVICE	LETTING AGENCY	SHIRE HOMES	NOTES
Guaranteed rent payments – no rent arrears	✘	✓	Most letting agencies do not guarantee to collect the rent.
Rent when the property is empty	✘	✓	Letting agencies do not pay the owner rent when the property is empty.
Management fee	10 - 12.5% of rent collected (+VAT)	No charge	Assuming a 10% fee, this is: - £72 per month on a £600 rent - £96 per month on a £800 rent
Deposit registration fee	£25 - £100 (+VAT)	✘	No deposit required - we guarantee to return the property in good condition.
Negotiation with tenant over deposit	Up to £250 (+VAT)	✘	No deposit required - we guarantee to return the property in good condition.
Inventory at start of tenancy	£50 - £180 (+VAT) <i>(dependent on size of property)</i>	No charge	We take care of all tenancy changes, including cleaning, most minor repairs, etc., at no charge to the owner.
Inventory at end of tenancy	£50 - £180 (+VAT) <i>(dependent on size of property)</i>	No charge	
Possession proceedings (if needed)	Up to £60 County Court and legal fees	No charge	We guarantee to hand the property back at the end of the lease at no cost to the owner.
Repair service	Admin fees	No admin fees	We use high quality, value for money contractors.
Check in fee	✓	✘	We do not charge any extra fees. In return for a reasonable rent our dedicated staff provide a professional 'worry free' management service.