



let 2 barnet

let your property the easy way

Whether you're a private landlord, agent or Barnet Homes leaseholder, we can remove the hassle of finding tenants or managing your property.

We offer:

- services matching tenants to properties
- full management services
- benefits which can include guaranteed rent, advance rent, deposits and cash.

Our experienced staff can help you choose the **let2barnet** package that suits you best.

There is no limit to the number of properties you can let through us and we accept homes of all sizes.



Leasehold Gold

This is a full management service specifically designed for Barnet Homes leaseholders.

You will benefit from a dedicated account manager, prompt payment of rent, a full repairs service, 24-hour emergency call out, gas safety checks and much more.

Your property will normally be let using an assured shorthold tenancy agreement.

We can also spare you the hassle of finding a tenant if you sign up to our Private Lettings Service.

Leasehold Silver

This is an alternative service designed for Barnet Homes leaseholders.

We will oversee rent collection from your tenant, freeing you from having to chase payments and ensuring you receive your monthly rent promptly.

Your property will normally be let using an assured shorthold tenancy agreement.

You can again choose to combine this with our Private Lettings Service, where we find a tenant for your property.

Complete management service

We take on the responsibility for everything to do with letting your property.

We offer a lease of three years or more. During this time we will:

- let your property
- give you guaranteed rent, paid monthly in advance even if the property is empty
- manage the property, including minor repairs and maintenance
- inspect the condition of your property every three months
- ensure vacant possession at the end of the lease.

We offer competitive rates and an incentive payment for new properties and renewals of £500.

Private lettings service

This is a free service where we match potential tenants to your property.

It is open to all landlords, whether you have properties in Barnet or out of the borough.

We will advertise your property to hundreds of people who contact us for housing, and will put interested tenants in touch with you.

Tenancies are offered on an assured shorthold tenancy basis with a fixed term of 12 months or more.

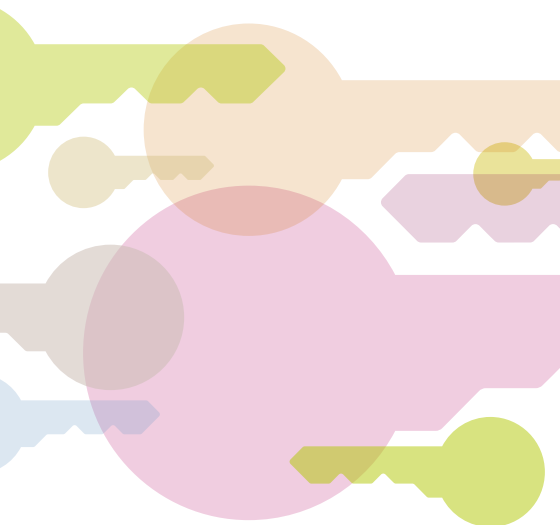
Our dedicated staff fast-track any housing benefit claims for properties in Barnet to ensure prompt payment directly to you.

If your property is in Barnet, you will receive four weeks rent in advance plus one of:

- four weeks deposit
- £300 cash
- up to £500 towards comprehensive landlord insurance.

If your property is outside Barnet, you will receive four weeks deposit plus one of:

- £300 cash
- up to £500 towards comprehensive landlord insurance
- a guarantee to match whatever is offered by the local authority where your property is based.



What's best for me?

	Full management	Leasehold Gold (Barnet Homes leaseholders)	Leasehold Silver (Barnet Homes leaseholders)	Private Lettings Service
What rent will I receive?	Local Housing Allowance (LHA)* rate less management fee	Local Housing Allowance (LHA) rate less management fee. Or the rent agreed with an existing tenant less the management fee	Local Housing Allowance (LHA) rate less management fee. Or the rent agreed with an existing tenant less the management fee	100% of the LHA rate at the month of letting
How will I receive my rent?	Guaranteed, monthly in advance, even if the property is empty	Prompt rent payments are made to landlords following receipt of rent from tenants or Housing Benefit	Prompt rent payments are made to landlords following receipt of rent from tenants or Housing Benefit	Housing benefit paid directly to you (where property is in Barnet)
How long will my property be occupied?	Three years	A minimum of 12 months	A minimum of 12 months	A minimum of 12 months
Who manages the property?	Barnet Homes	Barnet Homes	You as landlord	You as landlord, unless opting for Barnet Homes management services
What management services are provided?	Full property management, including basic repairs, quarterly inspections, tenancy management and vacant possession at the end of the lease	Full property and tenancy management including, regular property inspections, arrangement and supervision of repairs, 24 hour emergency call out, access to a range of optional services	Tenancy sign-up and rent collection services	Private Lettings Service only, unless opting for Barnet Homes management services

* Details of the current Local Housing Allowance rates for the Barnet area can be found on our website at www.barnethomes.org

What our customers say

“We recently completed a smooth transaction with Barnet Homes. Not only was there a choice of excellent incentives on offer, the staff were always on hand to assist with any queries we had throughout the process, making it a swift and effortless letting. We recommend landlords and agents alike to try Barnet Homes as we are certain you will not be disappointed with their services.”

Bradley Brazier, Aldermartin Baines & Cuthbert

“We have been working with Barnet Council and now Barnet Homes for the past five years. They are always professional and deal with any problems with great care and concern. Definitely, it is an organisation that is worth dealing with and we are very lucky that they are part of our business.”

George Maifoshis, Property Centre (London) Ltd

“I have been working with Barnet Council and now Barnet Homes since 1997. I have found their staff to be extremely helpful and always to have the concerns of both landlord and tenant foremost. The vast majority of tenants have been families that have taken care of the properties. Working with Barnet Homes has been an excellent move which is enhanced by their various incentive schemes of upfront payments, insurance, deposits and incentive bonuses.”

David Davis, private landlord

What we need from you:

- An Office Copy Entry from Land Registry, not more than three months old, as proof of ownership
- A valid electricity NECIEC certificate, with no code 1 or code 2 faults
- A valid GasSafe safety certificate
- An Energy Performance Certificate rated D or above
- Smoke alarms – (must be connected to the mains for fully managed homes)
- Building insurance policy certificate.

Our surveyor will let you know if we require any additional work at a pre-inspection of your property.

Full details of requirements are set out in our lettings standard available on our website at www.barnethomes.org



For more information about **let2barnet** call us on **020 8359 4761**. For **Leasehold Gold** or **Leasehold Silver** phone **020 8359 4935**

Email us at let2barnet@barnethomes.org or visit our website at www.barnethomes.org

