

### Who will be my tenant?

For the Tenant Find and Fully Managed options, your

tenants will be people in housing need who have approached Plymouth City Council or Path for assistance.

If you choose the Syrian Scheme, your tenants will be a Syrian family that have been granted a family reunion in the UK, and have a legal right to remain here.

### Support for your tenants

If your tenant needs support during their tenancy, the Easylet Team will be there to advise and assist you

### How much rent will I receive?

To ensure the properties are affordable for the tenants, EasyLets rent levels are linked to the Local Housing Allowance (LHA) for Plymouth. For a room in a shared house where the rent includes utility costs, we suggest a maximum £10pw is added to the LHA rate.

Room Requirement	LHA Rate Weekly	LHA Rate Calendar Monthly
Shared	£73.50	£318.50
1 Bedroom	£103.56	£448.76
2 Bedroom	£134.63	£583.40
3 Bedroom	£159.95	£693.12
4 Bedroom	£195.62	£847.69

### WHAT NEXT?

If you would like more information about our scheme, and would like someone to visit your property, please contact Easylet on 01752 293719 or email us on; [easylet@pathdevon.org](mailto:easylet@pathdevon.org)

P.A.T.H. (Plymouth Access to Housing) Limited is a limited company registered in England and Wales.  
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Registered Company No. 4478819, Registered Charity No. 1097772



## Information for Landlords

We can help you rent your property. Choose from 3 different unique services to suit your needs!

### Path Easylet Service

Harwell Centre, 28-42 Harwell Court,  
Western Approach,  
Plymouth, PL1 1PY

Tel: 01752 293719 Email: [easylet@pathdevon.org](mailto:easylet@pathdevon.org)



PLYMOUTH  
CITY COUNCIL



When you contact Easylet, we will arrange to visit your property to talk to you face to face about the scheme. We will also advise you about property standards, helping make sure that your property is free from hazards and ready to let. In some cases we can offer financial assistance to bring the property up to standard. Once the property is ready to let, we will complete a comprehensive inventory to record its condition.

### **We offer 3 different Easylet Services**

#### **1. Full Property Management**

Choosing this option means you hand the keys over to the Social Letting Agent we work in partnership with; PH4L. They will do everything that is required for the tenancy;

- Arrange viewings with the potential tenants
- Arrange the move into the property
- Prepare legal agreements for the tenants to sign
- Ensure the tenant has one month's deposit and one month's rent upfront.
- Protect the deposit
- Inform utility companies as tenants move in and out
- Ensure a direct rent payment request is made to either the universal credit or housing benefit departments so the money comes straight PH4L
- Collect and pay the rent to you
- Inspect the property regularly
- Arrange for any repairs required to be carried out by qualified, insured contractors
- Issue any notices and attend court if required
- Fill the void if someone vacates the property
- Arrange gas, electrical safety and EPC Certificate renewals as required



Easylet and PH4L offer this service for a monthly management fee of 10% +VAT for flats and houses and 15% +VAT for HMOs, which is taken directly from the rent received. There is also a one-off initial set-up fee of £250 (+VAT), which will be deducted from the first rental payment. This payment covers all preliminary work undertaken to take the property on, including our lettings advice.

#### **2. Tenant Find**

As the name suggests, we will assist you to find tenants for your property, but you will manage the property and the tenancies yourself; we do not hold the keys. There is no fee for this service.

We will;

- Arrange viewings with the you and potential tenants
- Arrange the move into the property with the you and the tenant
- Ensure the tenant has one month's deposit and one month's rent upfront.
- Ensure a direct rent payment request is made to either the universal credit or housing benefit departments so the money comes straight to you
- Advise and assist you if tenants are moving on and will help to fill the void

You will need to;

- Attend the viewings and choose the tenants you would like
- Prepare legal agreements for the tenants to sign
- Collect and keep records of rent paid
- Protect the deposit
- Inspect the property
- Arrange for any repairs required to be carried out
- Issue any notices and attend court if required
- Ensure gas/electrical safety/HMO/EPC certificates are renewed as required



#### **3. Syrian Scheme (2 + Bedroom Properties)**

If you choose the Syrian Scheme, you can choose to either manage the tenancy yourself (see Tenant Find option), or have full management through PH4L (see full management option).

The difference with this scheme, is;

- We start paying rent and council tax from the day the property is ready to let, not the day the tenancy starts
- A cash deposit and two months' rent in advance will be paid two weeks prior to the family arriving in Plymouth