

**We
open doors
to
successful
tenancies.**

For more information, please contact us!

Home Turf Lettings

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 **HOMETURF**
Lettings

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OUR SERVICES

A lettings agency with a difference

Home Turf Lettings is a not-for-profit lettings agency that aims to make it easy, safe and profitable for landlords to rent to individuals and families in housing need.

Working across the Bristol, Bath and South Gloucestershire areas, we offer our landlords a comprehensive range of lettings and property management services. As part of a housing charity, we are experts in the Local Housing Allowance (LHA) market. We have a strong track record creating successful tenancies both for homeless families and also individuals sharing in Houses of Multiple Occupation (HMOs).

In addition to the usual tenant-finding, rent collection and full property management services, we can even lease the house/flat from you ourselves, guaranteeing the rent and giving you a reliable assurance that the property will be handed back in the same condition we took it on in (fair wear and tear excepted).

With over 15 years' experience in housing, we know what makes a tenancy work, for landlords and tenants alike. And we're making it our business to make letting with us work for you, too.



Guaranteed Rent Leasing Service

With our Guaranteed Rent Leasing Service, we rent the property from you ourselves, a bit like a corporate let. You will benefit from a long term contract, receive a guaranteed rent, and hand over all the property management headaches to us!

Leasing your property to Home Turf Lettings is easy, and our helpful and professional team will be on hand to help the process move forward smoothly and efficiently.

Benefits:

- No more worries about voids or rent arrears
- A long-term contract with a reliable organisation
- No administration or set-up costs
- A FREE inventory
- Comprehensive property management
- Day-to-day repairs and maintenance taken care of for free (conditions apply)
- Your property will be looked after and returned to you in the condition that you handed it to us in (less fair wear and tear)

Full Property Management

A professional lettings and property management service including rent collection. We pride ourselves on offering the best possible service, on a par with any high street lettings agent. Our charges are competitive, with no hidden extras (e.g. no sign-up fees, renewal fees, etc).

Tenant-Find Service

We work with you to find the best tenant for you and your property, and take care of all aspects of the move. This service works on a no-obligation, pay-what-you-think-it's-worth basis, so there really is no downside!

Empty Homes Scheme

We offer grants and interest-free loans to bring empty properties back into use. We can, in many cases, also project manage the refurbishment for you using trusted and reliable local contractors who deliver high quality work.

For more information and terms/conditions, contact our Bristol office.

Our Tenants

As a not-for-profit organisation (part of a housing charity), we believe that decent, affordable accommodation should be available to all.

A lot of our prospective tenants are homeless and/or from disadvantaged backgrounds, but we only work with those we feel will be successful in private rented accommodation. We maintain a waiting list of tenants, each of whom has been carefully assessed by us as capable and sufficiently responsible to maintain a tenancy.

We know that it's very important to you that your property is looked after. We are confident in our tenant selection and that's why we're prepared to "put our money where our mouth is" with our guaranteed rent leasing service.

We are proud to be working in partnership with



Bath & North East Somerset Council



"At Home Turf Lettings, we pride ourselves on providing flexible tailor-made services. By letting with us, you not only can earn a guaranteed income, you also help by providing a home for a homeless family or individual."
Nikki Cottrell, Lettings Manager, Home Turf Lettings