

Fact Sheet 15

Guaranteed Rent Scheme

West Suffolk Lettings Partnership (WSLP), Social Lettings Agency run by West Suffolk Council, offers private landlords a guaranteed rent scheme.

Guaranteed Rent Scheme:

- WSLP deposit bond with a rent guarantee for the duration of the fixed term tenancy.
- Tenancy agreement (minimum of 12 month AST).
- Inventory and photographs.
- Property inspection at 1 month, and then every three months.
- Set up direct payment from Housing Benefit to the landlord, may be dependent upon the circumstances of the tenant.
- Dedicated team to fast track and mediate any landlord/tenant issues.
- Tenant affordability assessment completed
- Maximum monthly rental would need to be LHA + 10% and subject to an affordability assessment

Fees:

- Set up fee to landlord £350
- Set up fee for tenant £75
- Guaranteed rent fee is 5% of monthly rental income

The repairs of the property remain the responsibility of the landlord.
For more information please contact us on:

Telephone: 01284 757637

Email: landlords@westsuffolk.gov.uk