

The Property People



# Rent a home

*Delivering quality rental homes across the Highlands*



# Rental Options

If you're looking for a quality rental property, we can help. We offer a valuable lettings service to local people in a time of limited affordable homes for purchase, restricted mortgage lending and high mortgage deposit requirements.

We pride ourselves on delivering customer excellence; assisting you through the renting process and finding the right home for you.

We strive to improve standards in the private letting market. We're proud members of the Scottish Association of Landlords and abide by the Scottish Core Standards for Accredited Landlords.

## Private Lets

We also provide homes to let on behalf of private landlords where rents are usually set at standard market rates. We're keen to work with landlords to provide affordable lets which can in turn secure longer tenancies.

## Mid Market Rent

Mid Market Rent is a form of affordable housing that allows tenants to pay rent below normal private market rent levels in the local area, although rents are higher than what a tenant would normally expect to pay in social housing. Rent levels are usually set at around 85%-100% of the local housing allowance.

In order to qualify for Mid Market Rent, applicants must meet the following criteria:

### Income & Employment

You must be in employment with your current employer for a minimum of 6 month period. The income threshold for a single applicant is £25,000 and £33,000 for joint applicants\*.

*“We manage a large portfolio of affordable rental homes with many rent rates set below normal private market levels”*



### Evidence of savings

You will be asked to provide evidence of savings, eg. bank statement, savings account or other proof, showing that you have the necessary one and a half month's deposit and initial month's rent which will need to be paid at the commencement of your tenancy. The deposit will be held by a government approved tenancy deposit scheme provider to cover any breakages or damage to the property or landlord's contents during your tenancy.

### Household size

In order to ensure that people are allocated an appropriate size of property, we need to know about your household size, so that we allocate a property which is not too small for you.

Applications must be fully completed and will be assessed on a first come first served basis. Priority will be given to applicants who are already local authority/housing association tenants.

### Thereafter, priority will be given to:

- Those with the longest time spent on the Highland Housing Register
- Those without security of tenure in current accommodation

- Those living with friends or relatives
- Those living in private rented accommodation
- Those with no/low support needs or households where any support needs are being fully met at the time the tenancy is being offered.

\*Salaries are based on current threshold as of March 2019. Each applicant will be subject to an appraisal and will consider a broader financial assessment. Please contact us for more information.

## Choose Highland Residential

At Highland Residential, we'll help you sell or buy your home with confidence and ease, providing exceptional estate agency services. It's why we were awarded Residential Sales Team of the Year 2018. We also provide properties on the open market as well as a wide variety of factoring services which include grounds maintenance of common areas and stairwell cleaning.

Our social purpose is to generate revenue streams and profit for reinvestment in to projects and solutions that combat the significant shortage of affordable, quality, homes faced by communities across the Highlands.

## Contact us

To apply for our Mid Market Rent scheme, visit our website or contact us at the address below. Please ensure you send supporting documentation with your completed application.

### Highland Residential

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t: 01463 701 271

e: [sales@highlandresidential.co.uk](mailto:sales@highlandresidential.co.uk)



[highlandresidential.co.uk](http://highlandresidential.co.uk)

Highland Residential is a wholly owned subsidiary of Albyn Housing Society.

