

## Housing Executive Tenants Explained

At The Lettings Company, many of our landlords are happy to accept tenants in receipt of housing benefit into their rental properties. It is not uncommon for landlords to actually prefer this type of tenancy as the rental payments are largely covered (in most cases) by the Northern Ireland Housing Executive (NIHE).

Through our years of experience in managing new claims, current claims and tenancies with the NIHE, there have been separate occasions where tenants circumstances have changed, and without warning, housing benefit has been reduced, stopped or suspended.

Not wanting to have situations similar to this occur in the future, we have devised a reference and rental payment system that is fair to both Landlords and Tenants in receipt of housing benefit.

### References Needed

Should you be in receipt of Housing Benefit, we will ask you to provide us with your most recent notification letter from the Northern Ireland Housing Executive detailing your receipt of benefit payments. We will verify your proof of claim verbally with the department that handles it.

If you are not currently in receipt of housing benefit you can make a fresh claim, if necessary we can assist you in taking this step.

All tenants in receipt of housing benefit will be asked to provide the following references as detailed above to support their application:

1. Proof of ID
2. Proof of Residency
3. Previous Landlord Reference
4. Personal Reference
5. Guarantor (Mandatory)

### Our Terms

The tenant will be responsible for:

1. Paying their First month's rent and damage deposit in advance of moving in.
2. Setting up a Standing Order for the full amount of monthly rent, between their bank account and the landlords/agents bank account (as any tenancy involving working tenants would do).
3. Ensuring the monthly rent is paid to the landlord/agent, on the due date, via the standing order from their account, irrespective of the housing benefit being received.
4. Handling their housing benefit claim with the housing executive directly as the benefit is paid directly to the tenants account, reimbursing them of the payment they make to the landlord/agent via standing order.
5. Paying rent regardless of any stoppage, suspension or delay in receiving their benefit. Any defaulting of rental payments will be handled swiftly and the tenants Guarantor will be made liable for the defaulted rental payments, as agreed by our signed guarantor agreement.

**If you can satisfy the above criteria, Give us a call on 028 9443 3352!**