

The quality and range of rented accommodation has never been better. Renting is often cheaper than owning and bills can be more predictable too and with fewer outgoings, you may be able to save more.

Renting offers more flexibility than owning, as you can move somewhere else relatively quickly and avoid the time-consuming process of selling your home. Renting can be less trouble than being an owner, as you don't need to pay for property maintenance - most of that will be done for you.

What type of property suits your needs?

Consider carefully the type of property you'd like to rent and which best suits your lifestyle. Are you looking for a house or an apartment or would a studio suit you best?

For example, if you are concerned about security, then a ground floor apartment may be out. If you have a car, then a parking space is vital.

Other questions to ask:

- Does the property offer you the space you require?
- Is the location convenient for your work or your social life?
- Is the location too quiet or too busy?
- If you have children, how convenient are local schools?
- How close are the local transport links?
- How close are other amenities such as shops, sports centres or doctor's surgeries ?
- Do you need a garden?

Once you have found a property that interests you, contact us to arrange a viewing. If the property you view doesn't suit your needs we will be happy to help you find something else that does . Help us know what you want by telling us what sort of property you want - and don't want!

Market rent at yourspace homes

We offer some properties on a market rent basis where the rent charged is an unsubsidised amount in line with current market prices. Our agent will let the property and manage the tenancy on our behalf. You will have to prove that you can pay the rent each month and may be asked to provide two references. You will be required to pay one months rent in advance and normally one months rent as a deposit. Market rent is easy and simple to arrange and you are not required to complete a detailed application form.



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Intermediate rent at yourspace homes

We also offer some properties on an intermediate rent basis. Rent charged is around 80-90% of a market rent, and you must be eligible under the HomeBuy criteria.

To be eligible under the HomeBuy criteria you need to be:

- Over 18 years of age
- Have an annual household income of less than £60,000
- Be unable to purchase a suitable home on the open market
- Be an EU passport holder or resident in the UK

Intermediate rent is available to non key-workers who are registered with HomeBuy but may be unable to buy due to a lack of deposit. To apply for intermediate rent please complete the application form and register with HomeBuy.

Please go to Frequently Asked Questions (FAQs) for more information.

Budgeting and finances

When taking on any new financial commitment it makes sense to budget carefully. You will need to allow for council tax and the cost of utilities such as gas, electricity and water, which you have to pay for. You can find out the cost of council tax from your local authority. In planning your budget for your new home it is a good idea to estimate your fuel costs or your fares each month to travel to and from your job. Additionally you may want to take out insurance to cover your possessions. All these costs need to be considered before you commit to renting a property.

When planning your budget it is important that you compare like with like. Most tenancies express the rent as £x per calendar month which is about 4.35 times the cost of a weekly rent.