



**HELP 4 HOUSING**  
BY THE HOMESHARE

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## An Introduction to Help4Housing

From the award winning non-profit social enterprise, THE HomeShare; Welcome to Ireland's most affordable rental accommodation option – Help4Housing.

### What is Help4Housing?

Help4Housing was established for Homeowners and Accommodation Seekers to come together for mutual benefit and to provide further choice in the rental market.

Help4Housing enables Homeowners to benefit by sourcing a carefully vetted Housemate who will provide extra income to the Homeowner and a helping hand around the home (*Please note there is no expectation a Housemate will be a presence in the home at night*).

Help4Housing is aimed at Homeowners who may be recently retired but would benefit from some extra income; those who may be independent but lonely at home; those who may like the idea of a Housemate but feel daunted by the process of finding someone; or anyone with a spare bedroom who would welcome a vetted Housemate.

In line with Irish Revenues, '[Rent-a-room relief scheme](#)', Homeowner's can avail of up to €14,000 tax free rental income per year. Help4Housing works with Homeowners to create bespoke Licence Agreements by using current market value analysis to create a rental fee that not only yields a tax-free income for the Homeowner but also offers weekly practical support.

Help4Housing also greatly benefits Accommodation Seekers who need a safe and homely environment at an affordable cost. It would especially suit those may only require hybrid accommodation or may work nights (i.e., Healthcare Professionals). The Housemate (Accommodation Seeker) offers 5 hours each week of practical help around the home (e.g., light housework, putting bins out for collections, support with technology etc) in exchange for accommodation at reduced market value. There is also no expectation for the Housemate to be a presence in the home overnight and all bills are included in the monthly fee listed on each Help4Housing opportunity.

### Why use Help4Housing service?

Help4Housing is monitored and managed by [THE HomeShare Team](#). THE HomeShare is Ireland's leading and only non-profit Homeshare organisation with several accolades including two separate awards for Ireland's best Homecare Service in 2021, and holds a powerful reputation for creating happy and lasting Matches.

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Help4Housing advertise, shortlist, vet and introduce all accommodation seekers. In short, we do everything to ensure you find the best potential Housemate in the safest possible manner. Help4Housing also provide ongoing support for further reassurance and peace of mind.

## Help4Housing Fees

### Homeowner:

#### **Onboarding Fee:** €475

This fee covers the following:

- Advertising
- Shortlisting, Interviewing and Reference checking
- Being present for up to three personal introductions of suitable candidates\*
- Creating a bespoke Licence Agreement between both Homeowner and Housemate

A 25% down payment is due prior to advertising with the remaining 75% when your Housemate moves in and signs the Help4Housing Licence Agreement.

*\*If after three introductions, the Homeowner wishes to continue the search for additional housemate candidates, a further 25% down payment of the placement fee is due.*

#### **Monthly support Fee:** €65

Our monthly support fee ensures the continued support and monitoring by Help4Housing to oversee that the arrangement continues to be beneficial to all parties. This support is crucial to ensure safeguarding in cases of vulnerability. For this fee, a member of the team will call once per month to check in, and the team will be available on the phone 24/7/365 to help resolve any potential issues that might arise.

It is important for Homeowners currently in receipt of any [social assistance payments](#) from the State to seek advice on how renting a room in their home will impact their social assistance payments as rental income is included within the State's criteria for means testing.

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## Housemate:

**H4H Placement Fee:** A once off placement fee is payable to Help4Housing on or before the day you move in with your matched Homeowner. This fee is 25% of the value of one month's rent (*e.g., if rent is set at €500 per month, your placement fee is €125*).

**Deposit:** The Housemate will provide the homeowner with a deposit equal to one month's rent payable upon signing the Help4Housing Licence Agreement. This deposit will be held by the Homeowner and returned after your arrangement ends should no damage or missed rental payments occur.

**Monthly Rent:** The amount of rent varies based on the location, room size and any additional rooms made available (e.g., study/own bathroom). The rent per opportunity will be clearly advertised on each Help4Housing listing and is payable one month in advance

The figure listed includes a nominal contribution toward utilities meaning there will be no additional charge for bills.

*For example:*

***One Month's up front €500 + One Month's Deposit €500 + Placement Fee €125 = €1,125***

## The Benefits of Help4Housing

- ✓ Person Centred and Values Led
- ✓ Offers a lifeline to struggling Renters
- ✓ Tax free annual income of up to €14,000 for Homeowners
- ✓ Receive up to 5 hours practical support around the home
- ✓ Helps combat Loneliness
- ✓ Forges Intergenerational relationships enabling people to learn from one other
- ✓ Affordable, Safe and Homely accommodation

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