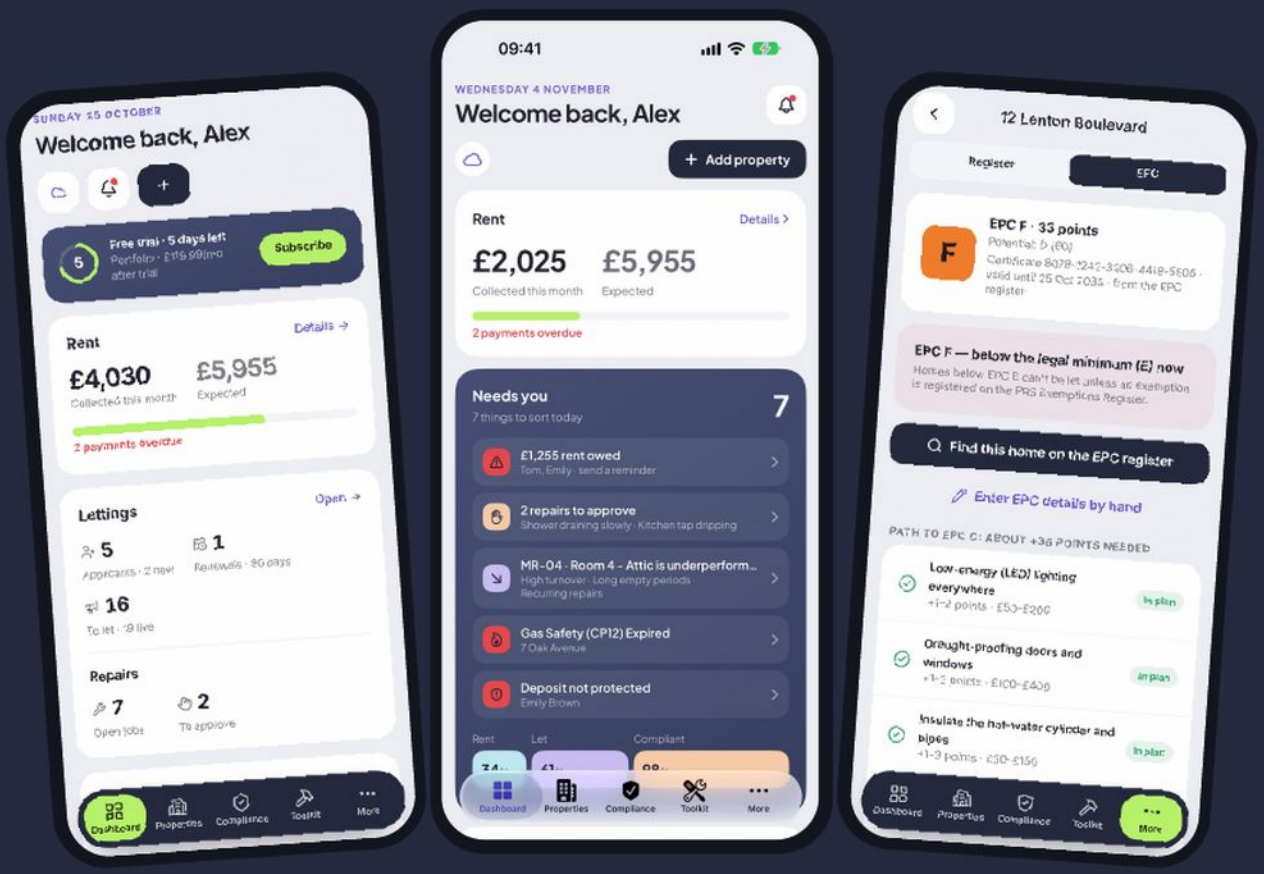
Everything a landlord needs — one account.

Run your houses, let your rooms, find and draw your next deal, hire checked trades and fill a spare room. Five products, one sign-in — on the web, Android and tablets today, iPhone, iPad and iPhone Duo next.



hmohub.app

Live demo · no sign-up · 7-day free trial

INSIDE THIS GUIDE

Five products. One account.

From the first viewing to the hundredth rent day: find the house, work out what it can make, fix it with checked trades, let the rooms and run it — with your tenants and team on their own free app.

HMO Hub — the landlord app 05

Rent, compliance, laws, repairs, money & tax, tenant and team apps, plans

HMO Hub Finder 18

Rooms and homes straight from landlords; applications

HMO Hub Sourcing 21

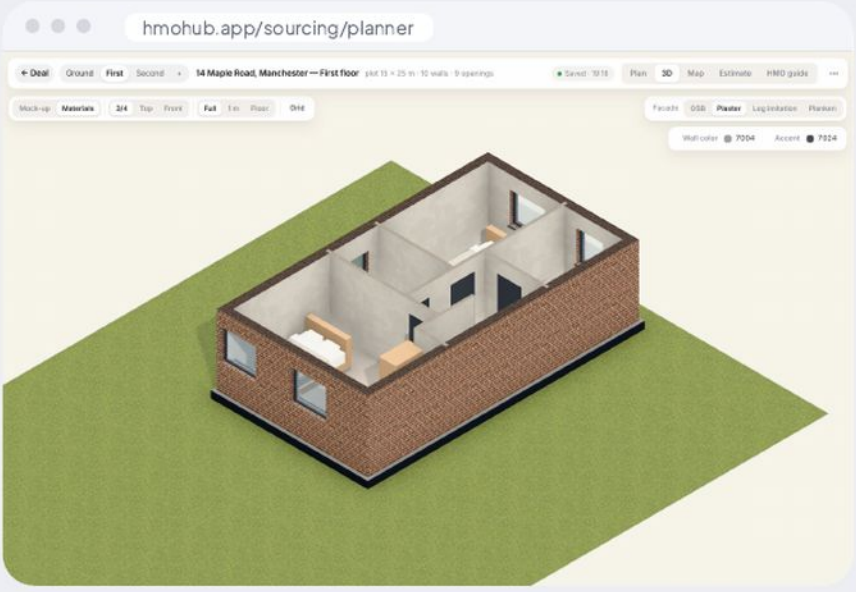
Deal analysis, Chrome extension, room plans, Layouts & Drawings, searches

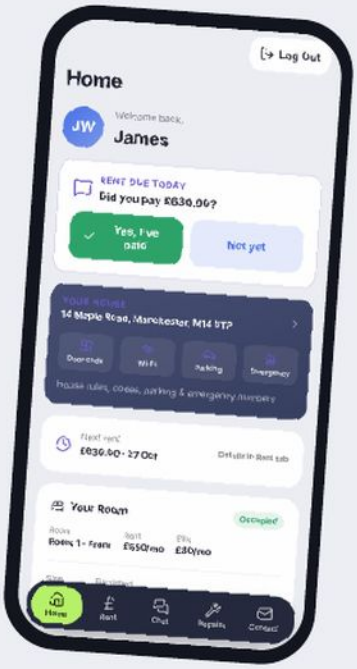
HMO Hub Trades 35

Checked tradespeople, landlords' reviews, job requests

HMO Hub HouseMate 40

Spare rooms and people, matched on lifestyle

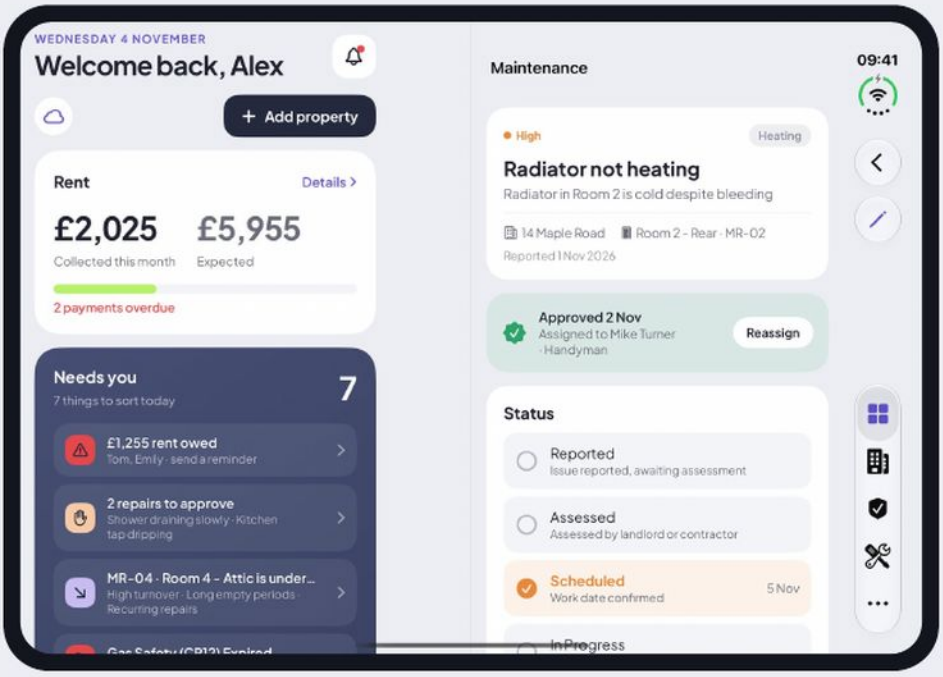


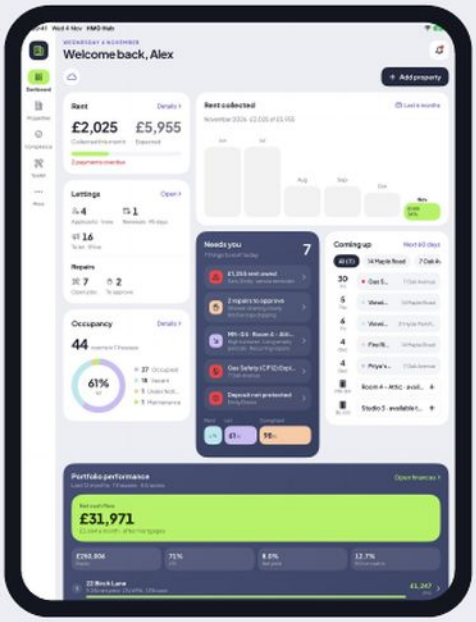


WHERE IT WORKS

Your phone, your tablet, your desk.

One account and one portfolio everywhere, kept in sync. Sign in with a code sent to your e-mail — no password to remember.





Web LIVE

hmohub.app in any browser on a computer, tablet or phone. Sourcing, Layouts & Drawings and the Chrome extension work best on a computer.

Android GOOGLE PLAY

Phones and tablets, with widgets, fingerprint lock and notifications. Search "HMO Hub" on Google Play.

iPhone & iPad COMING SOON

A new native app, written from scratch. iPad gets a side bar and two panes. Home and Lock Screen widgets.

iPhone Duo COMING SOON

Unfold it: your list on one half, the house, repair or chat on the other — the divider on the hinge. Fold it and the same item stays open.

SIX PRODUCTS · ONE SIGN-IN

From the first viewing to the hundredth rent day.

HMO Hub
THE LANDLORD APP

Run your HMOs in one app

Rooms, tenants, rent, certificates, repairs, money, tax and every new landlord law to 2030.

hmohub.app — from £19.99/mo

HMO Hub Finder
ROOMS & HOMES

Let rooms without agents

Your rooms advertised to tenants in one tap; applicants straight into your pipeline.

hmohub.app/find — in every plan

HMO Hub Sourcing
DEALS FOR INVESTORS

Find the deal, run the numbers

Any listing or address: value, works, BRRR and HMO maths, Layouts & Drawings, deal pack.

hmohub.app/sourcing — £29.99/mo · ½ price*

HMO Hub Trades
CHECKED TRADESPEOPLE

Trades you can trust

Companies House, insurance and Gas Safe / NICEIC checked; reviewed only by landlords.

hmohub.app/trades — free with a plan

HMO Hub HouseMate
SPARE ROOMS & PEOPLE

Share a home

Spare rooms and people looking, matched on lifestyle — free to post.

hmohub.app/housemate — free

Chrome extension
SOURCING ON EVERY LISTING

HMO Hub on Rightmove

Value, stamp duty, BRRR and HMO numbers next to any Rightmove, Zoopla or OnTheMarket listing.

Chrome Web Store — with Sourcing

01
Find
Sourcing
Any listing analysed; deals by e-mail every morning.

02
Buy
Sourcing
Offer price, finance, stamp duty, plan and deal pack.

03
Refurb
Trades
Checked builders and electricians; jobs tracked.

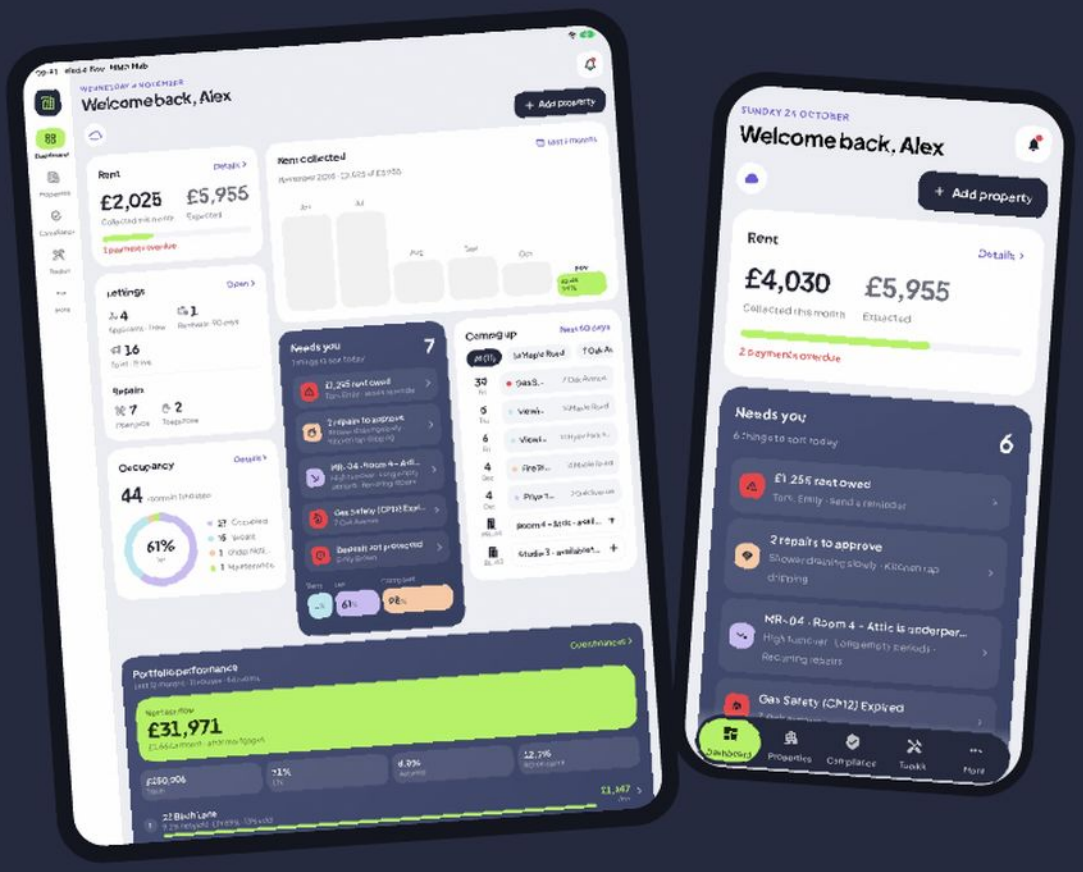
04
Let
Finder
Rooms advertised in one tap; applicants in a pipeline.

05
Run
HMO Hub
Rent, certificates, repairs, tenants and team.

* Sourcing is half price (£14.99/mo) for landlords on an annual HMO Hub plan. Prices include VAT.

Spreadsheets and WhatsApp don't scale past one house.

HMO Hub runs your HMOs and rental homes from one place — and tells you every morning what needs you.



Rent you can see

Who has paid, who is late, who to remind — per room, every month.

Compliance on autopilot

Gas Safety, EICR, EPC, fire, HMO licence, deposits and Right to Rent tracked with early reminders.

Ready for the new rules

Landlord database, EPC C by 2030, Awaab's Law — built in and kept up to date.

Repairs under control

Tenants report with photos, you approve, your team fixes and updates.

Numbers that matter

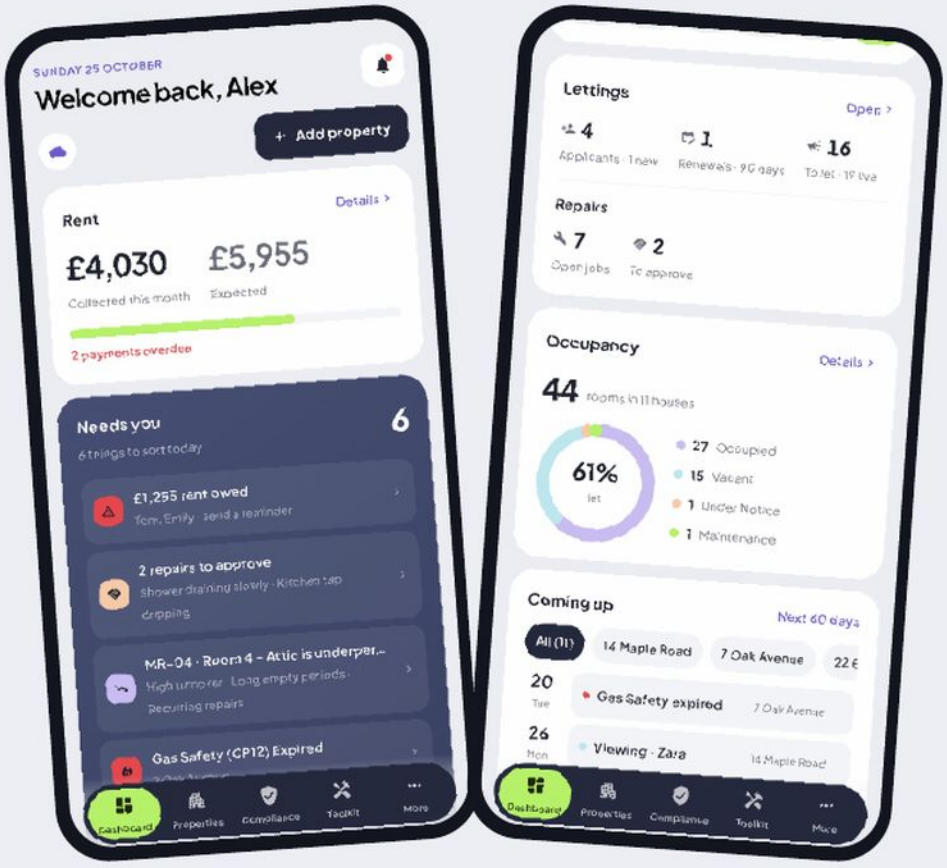
Cash flow, yield, ROI, tax and a lender pack from your own rent and costs.

Rooms let faster

One-tap adverts on Finder, applicants in a pipeline, references in the app.

Open the app. See what needs you today.

Rent owed, repairs waiting for approval, rooms to let, certificates expiring and tenancies ending — sorted by urgency, one tap to fix.



WHAT IT DOES

- Rent collected vs expected for the month
- "Needs you" list: arrears, approvals, rooms that underperform
- Coming up: viewings, expiries and tenancy ends in 60 days
- Portfolio performance: cash flow, equity, LTV, yield

WHAT YOU GAIN

- Five minutes in the morning instead of an evening of admin
- Nothing slips through the cracks
- Problems spotted while they're small
- One screen for every house

HMO HUB · LANDLORD APP · HOUSES & ROOMS

Every house. Every room. Every £.

Each room has its tenant, rent, bills, status and history. Each house shows occupancy, income, compliance score and cash flow.



WHAT IT DOES

- Room status: occupied, vacant, under notice, maintenance
- Performance per room: voids, turnover and lost rent
- Photos, documents and a house guide per house
- Occupancy across the whole portfolio

WHAT YOU GAIN

- See which rooms earn and which cost you
- Price rooms on facts, not feelings
- Everything about a house in one place
- Hand over to a manager without a handover

Never miss a certificate again.

A compliance score for every house and a 2026 checklist. Reminders arrive weeks before the deadline, not the day after.



WHAT IT DOES

- Gas Safety (CP12), EICR, EPC, HMO licence, fire risk, legionella, PAT, asbestos
- Deposit protection and Right to Rent per tenant
- Section 8 toolkit with grounds and notice periods
- Documents stored with each certificate

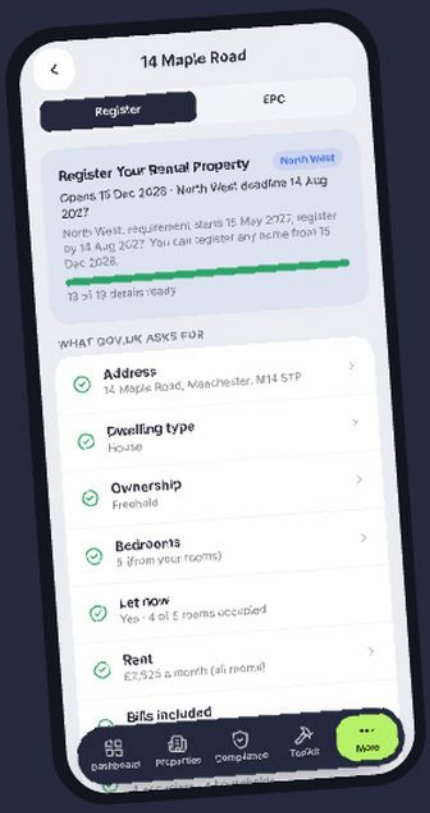
WHAT YOU GAIN

- No missed certificate, no surprise fine
- Proof ready for the council or a tribunal
- Keep your HMO licence safe
- Sleep at night

HMO HUB · LANDLORD APP · LANDLORD DATABASE

The landlord database starts 15 Dec 2026.

Every let home must be on the government database — region by region, £65 per home per year. HMO Hub shows your deadline and fills in most of the form for you.



REGION	REGISTER BY
West Midlands	14 Mar 2027
East of England	14 Apr 2027
East Midlands	14 May 2027
South East	14 Jun 2027
Yorkshire & Humber	14 Jul 2027
North West	14 Aug 2027
North East	14 Sep 2027
London	14 Oct 2027
South West	14 Nov 2027

WHAT IT DOES

- Your region and deadline from the postcode
- GOV.UK checklist pre-filled from rooms, tenants and certificates
- Copy all details in one tap; save your reference numbers

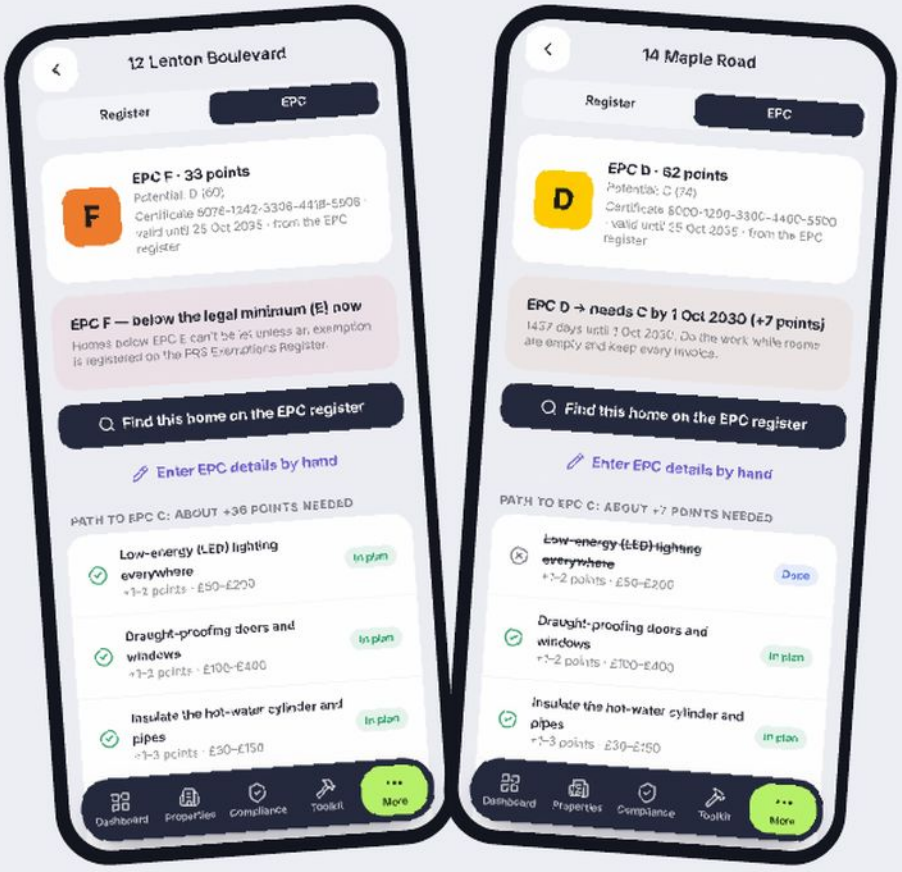
WHAT YOU GAIN

- Avoid fines up to £7,000 (£40,000 for repeat breaches)
- Keep the right to possession — no entry, no order
- Dates updated if the government changes them

HMO HUB · LANDLORD APP · EPC C BY 2030

Your cheapest path to EPC C.

From 1 Oct 2030 every rented home must reach EPC C or register an exemption. Pull the certificate from the EPC register — HMO Hub shows exactly what to do.



WHAT IT DOES

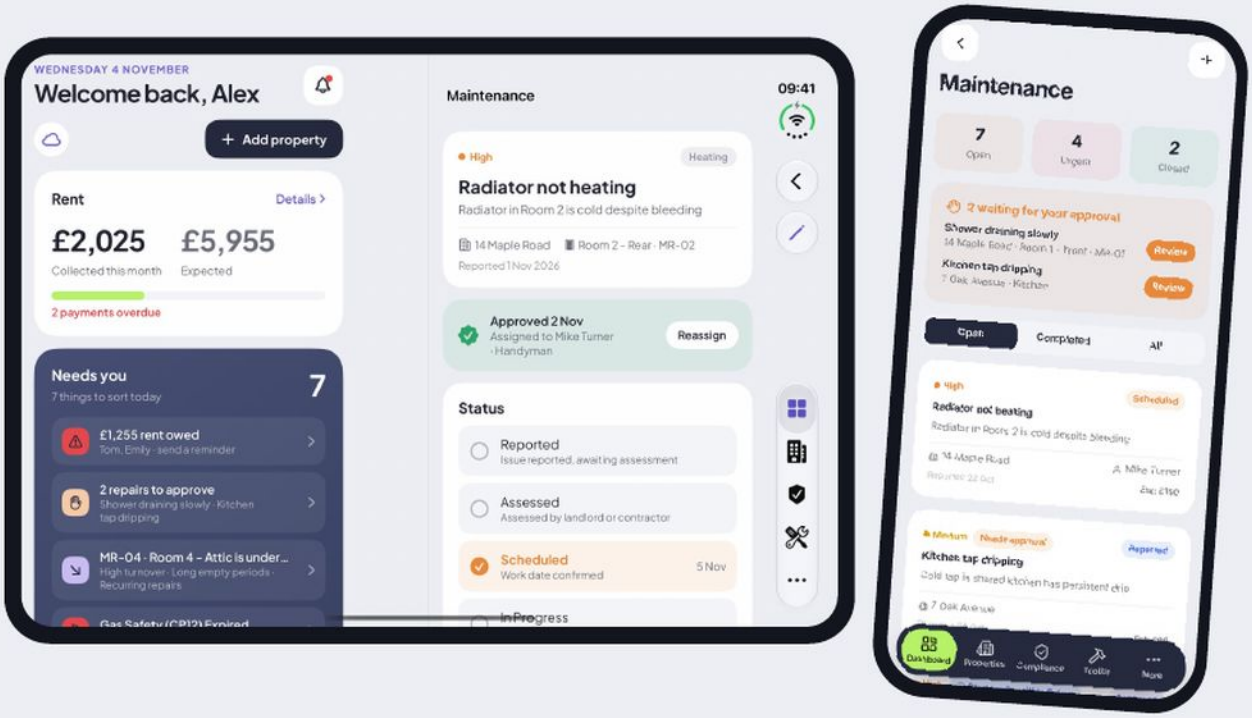
- Status per house: meets C, needs work, or below the legal minimum now
- Measures ranked cheapest per EPC point, with typical costs
- £10,000 spending cap tracker
- Grant links: Boiler Upgrade Scheme, GBIS

WHAT YOU GAIN

- Spend the least to reach C
- Plan the works years ahead, not in 2030
- Know which houses to sell or upgrade
- Better EPC, lower bills, happier tenants

A countdown on every damp & mould repair.

Awaab's Law is coming to private renting. HMO Hub already times damp, mould and emergency repairs — so you can prove you acted fast.



WHAT IT DOES

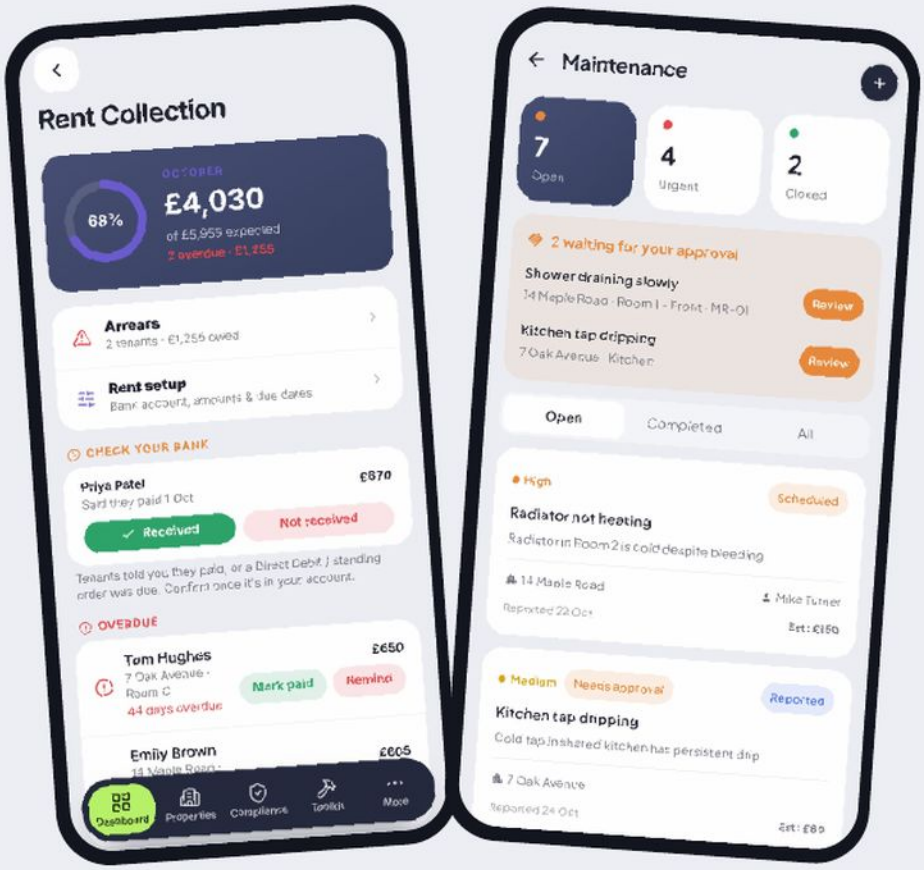
- Emergency: make safe within 24 hours
- Investigate within 14 days, start works within 7 more
- Tenant photos → you approve → your team fixes and updates
- Every step dated in the repair history

WHAT YOU GAIN

- Dated proof that every repair was handled in time
- Nothing starts without your approval
- Fewer calls, fewer chasers
- Tenants who stay longer

Know who paid. Chase who didn't.

Tenants pay you directly by bank transfer — HMO Hub never touches the money. It reminds them, lets them tap "I've paid" and matches payments from your bank.



WHAT IT DOES

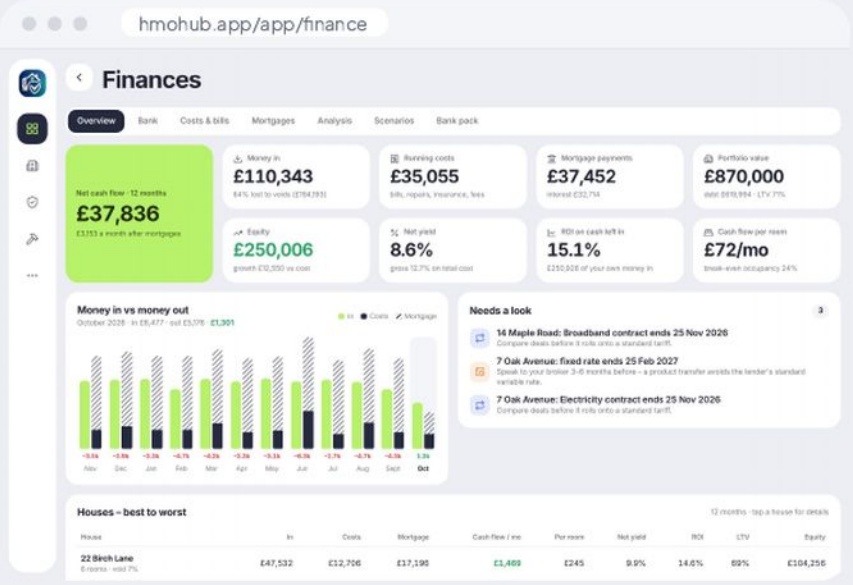
- Reminders 3 days before, on the day and in the evening
- Arrears list with one-tap reminders
- Read-only open banking (TrueLayer, FCA-authorised): rent ticked off automatically
- Bills and mortgages sorted from your bank feed

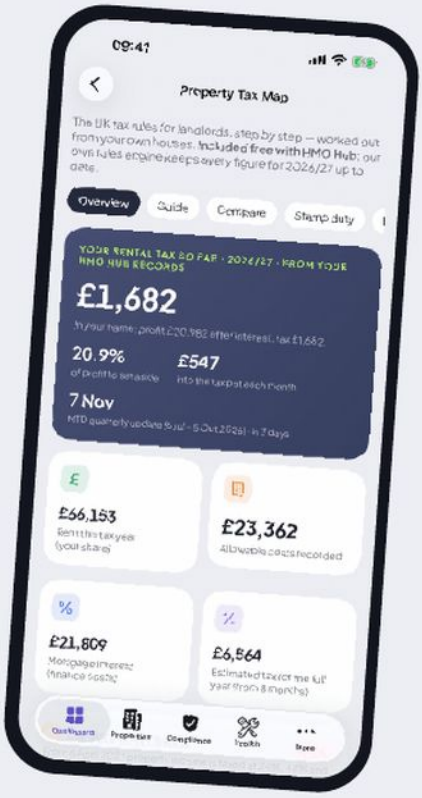
WHAT YOU GAIN

- Late rent spotted on day one, not at month end
- Less chasing — tenants confirm in the app
- No retyping bank statements
- The bank link can't move money and can be removed any time

The numbers your lender — and the taxman — ask for.

Cash flow, yield, ROI, LTV and equity per house — and the Property Tax Map: your rental tax so far this year, worked out from your own houses.





WHAT IT DOES

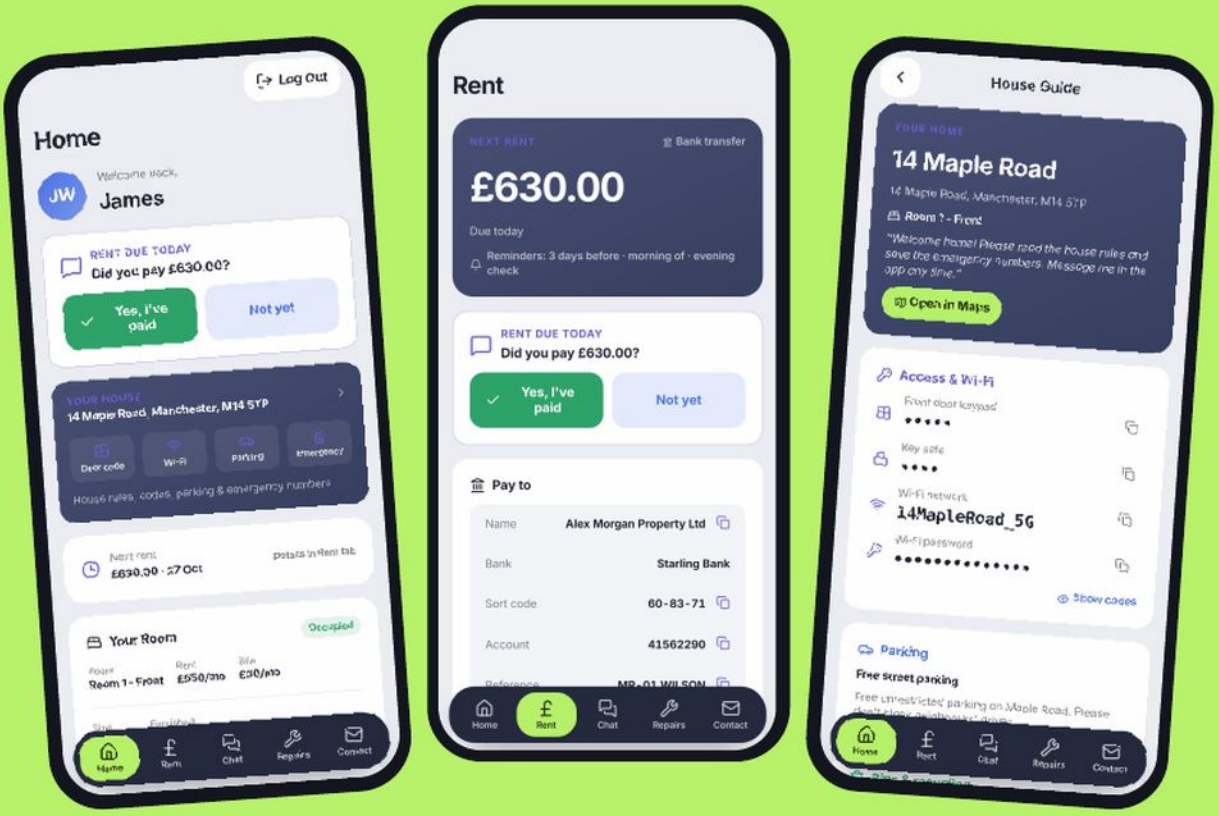
- Houses ranked best to worst; what-if scenarios
- Mortgage and contract end alerts
- Tax so far this year: personal vs company vs joint
- Stamp duty and the expenses you can claim; MTD quarterly dates

WHAT YOU GAIN

- A lender pack (PDF) in a minute
- Know what to set aside for tax every month
- Decide personal or company with real numbers
- Accountant export, Making Tax Digital ready

Your tenants get their own app.

Tenants sign in with a code sent to their e-mail — free, no passwords, and nobody needs your personal number.



WHAT IT DOES

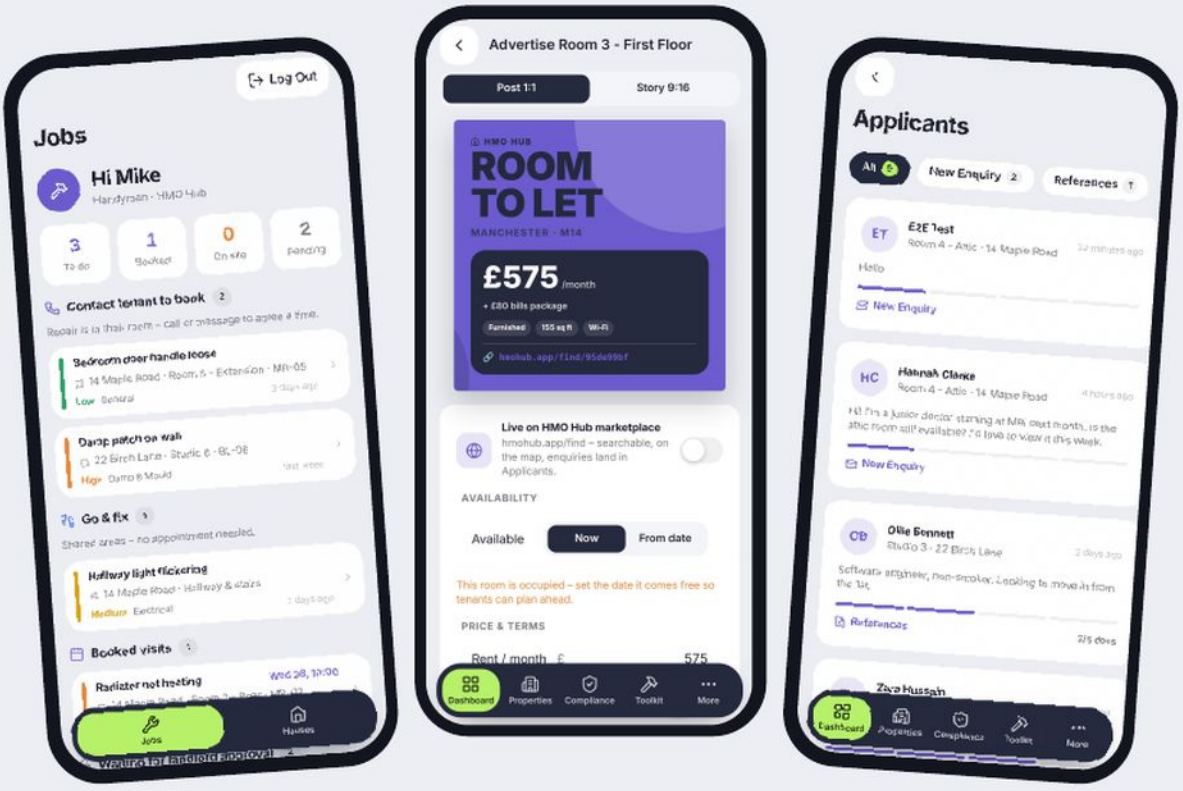
- Rent due and "I've paid"
- Repairs with photos and live status
- House guide: Wi-Fi, door codes, bins, parking, emergencies
- House chat and messages to you

WHAT YOU GAIN

- Fewer calls and WhatsApps
- Repairs reported properly, with photos
- Happier tenants who stay longer
- Free for tenants — included in your plan

Your team fixes. Your rooms let.

Your maintenance team sees only the jobs you approved. Empty rooms go on HMO Hub Finder in one tap, and applicants arrive in a pipeline.



WHAT IT DOES

- Team app: jobs to do and to claim, visit booking, tenant contact
- One-tap advert with photos, rent and bills
- Ready-made social post and 9:16 story
- Pipeline: enquiry, references, viewing, let agreed

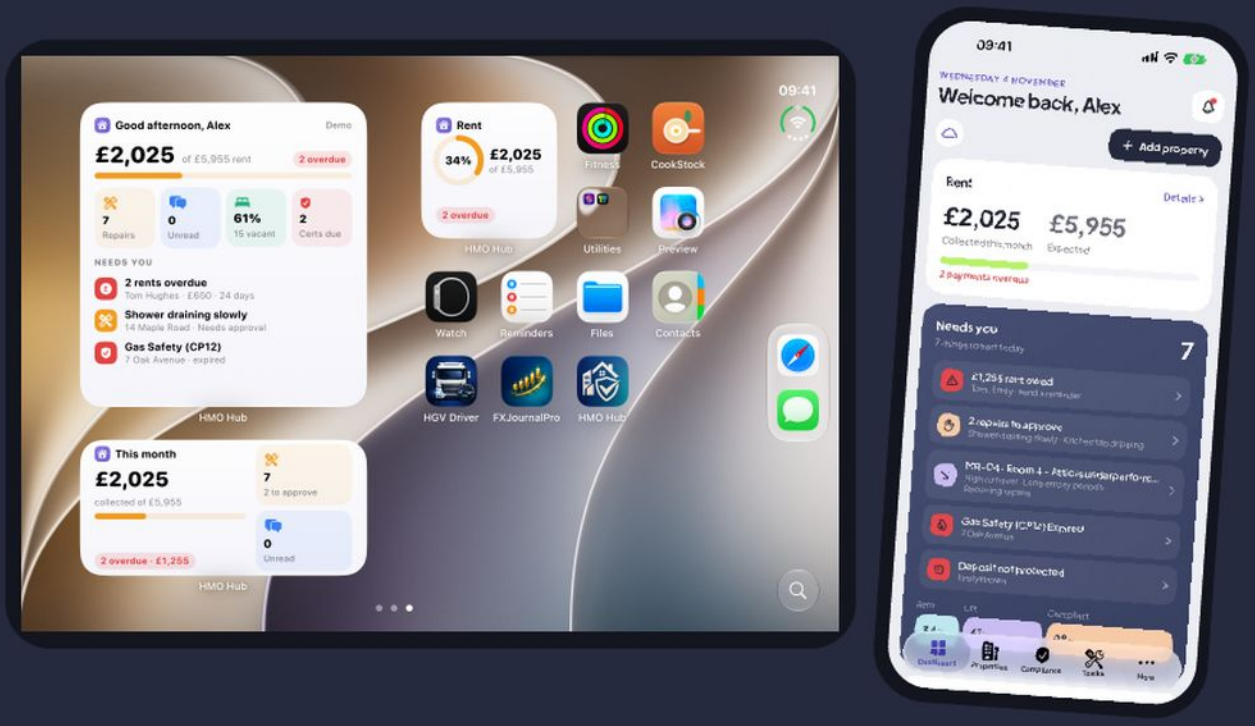
WHAT YOU GAIN

- Jobs done without you in the middle
- Fewer void weeks, no agency fees
- Applicants with documents, not spam
- Let agreed → the applicant is already your tenant

HMO HUB · LANDLORD APP · IPHONE, IPAD & IPHONE DUO

Made for the iPhone Duo.

The new HMO Hub for iPhone and iPad is a native app written from scratch — coming soon to the App Store. Unfold the Duo and both halves work: the list on one, the detail on the other.



WHAT IT DOES

- Duo: list on one half, house, repair or chat on the other — divider on the hinge
- Fold it and the same item stays open
- iPad: side bar and two panes
- Home Screen and Lock Screen widgets for landlords, tenants and team

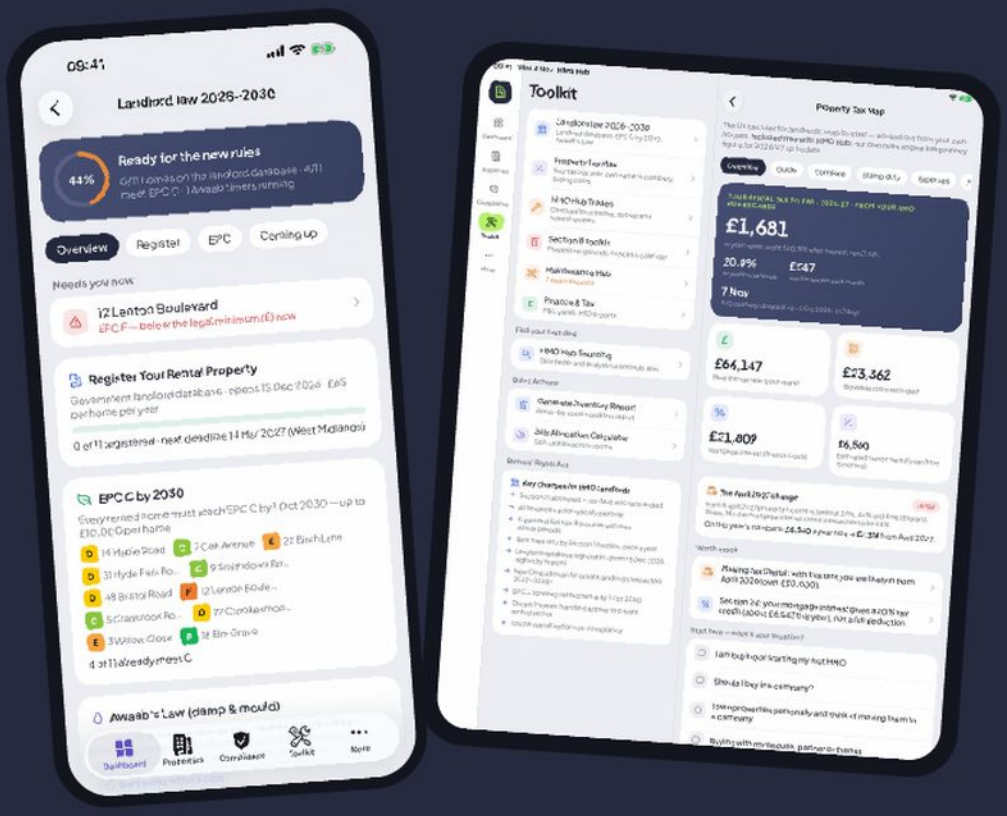
WHAT YOU GAIN

- The same account as the web and Android
- Rent, repairs and certificates at a glance
- Tenants see their next rent; the team sees today's jobs
- Coming soon — Android and the web are live today

Every feature in every plan. Pick by portfolio size.

7-day free trial. Tenants, maintenance team, applicants, Finder and HouseMate users never pay.

Starter	Growth	Professional	Portfolio
£19.99/mo	£39.99/mo	£69.99/mo	£119.99/mo
or £199 a year	or £399 a year	or £699 a year	or £1,099.99 a year
2 houses · 10 tenancies	5 houses · 25 tenancies	10 houses · 50 tenancies	20 houses · 100 tenancies



INCLUDED IN EVERY PLAN

- Houses, rooms, rent, compliance, repairs
- Landlord law 2026–2030 and Section 8 toolkit
- Finance, bank matching and Property Tax Map
- Finder adverts, tenant and team apps, Trades

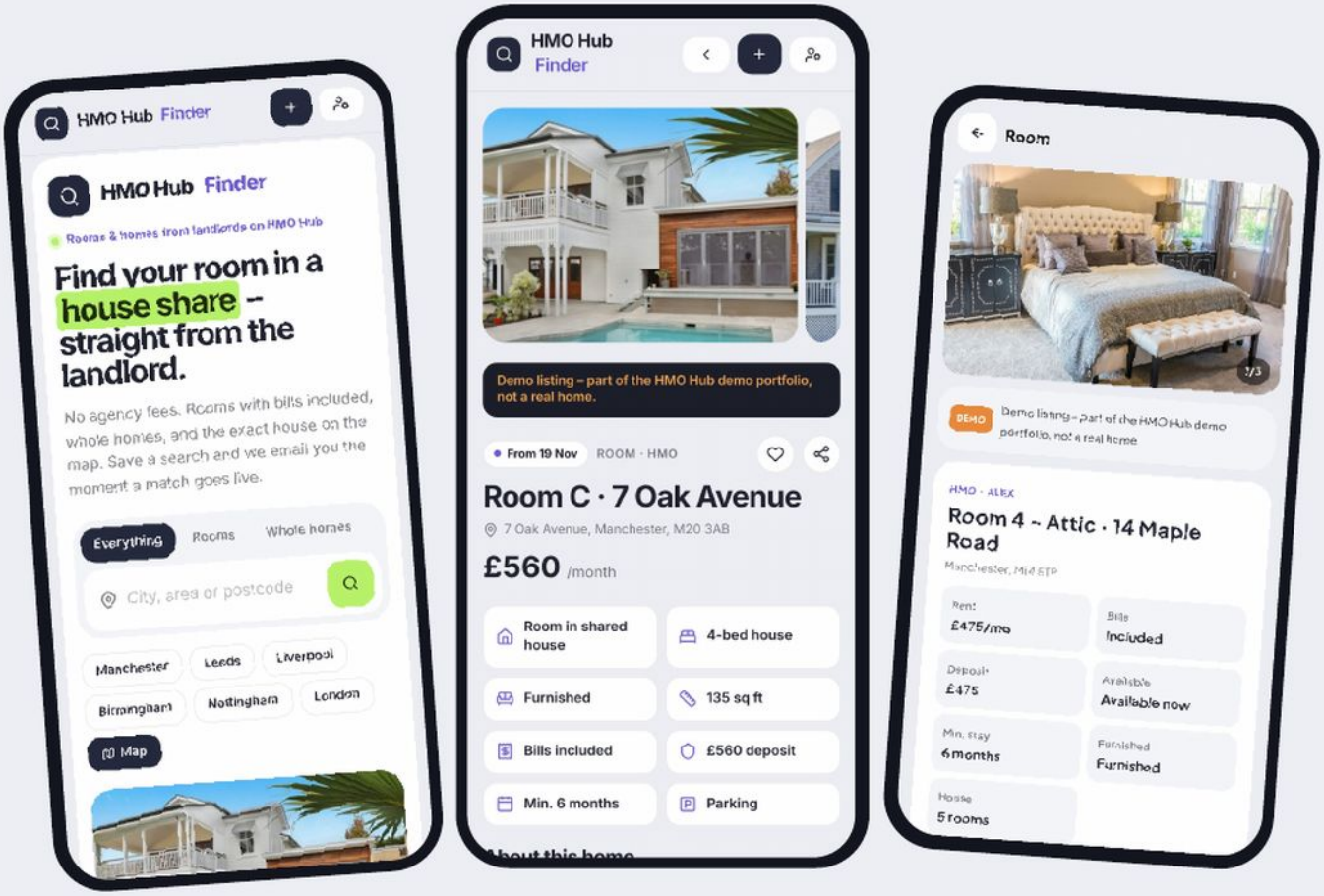
GOOD TO KNOW

- Web and Android today; iPhone, iPad and Duo next
- Home and Lock Screen widgets
- Cancel any time from your account
- Prices include VAT

HMO HUB FINDER · FOR TENANTS

Find your room in a house share.

Straight from the landlord: rooms and whole homes from landlords who run their houses on HMO Hub. No agency fees, bills shown up front, the exact house on the map. Free for tenants.



Real landlords
Certificates and repairs tracked in HMO Hub.

No agency fees
Deposit and rent shown up front.

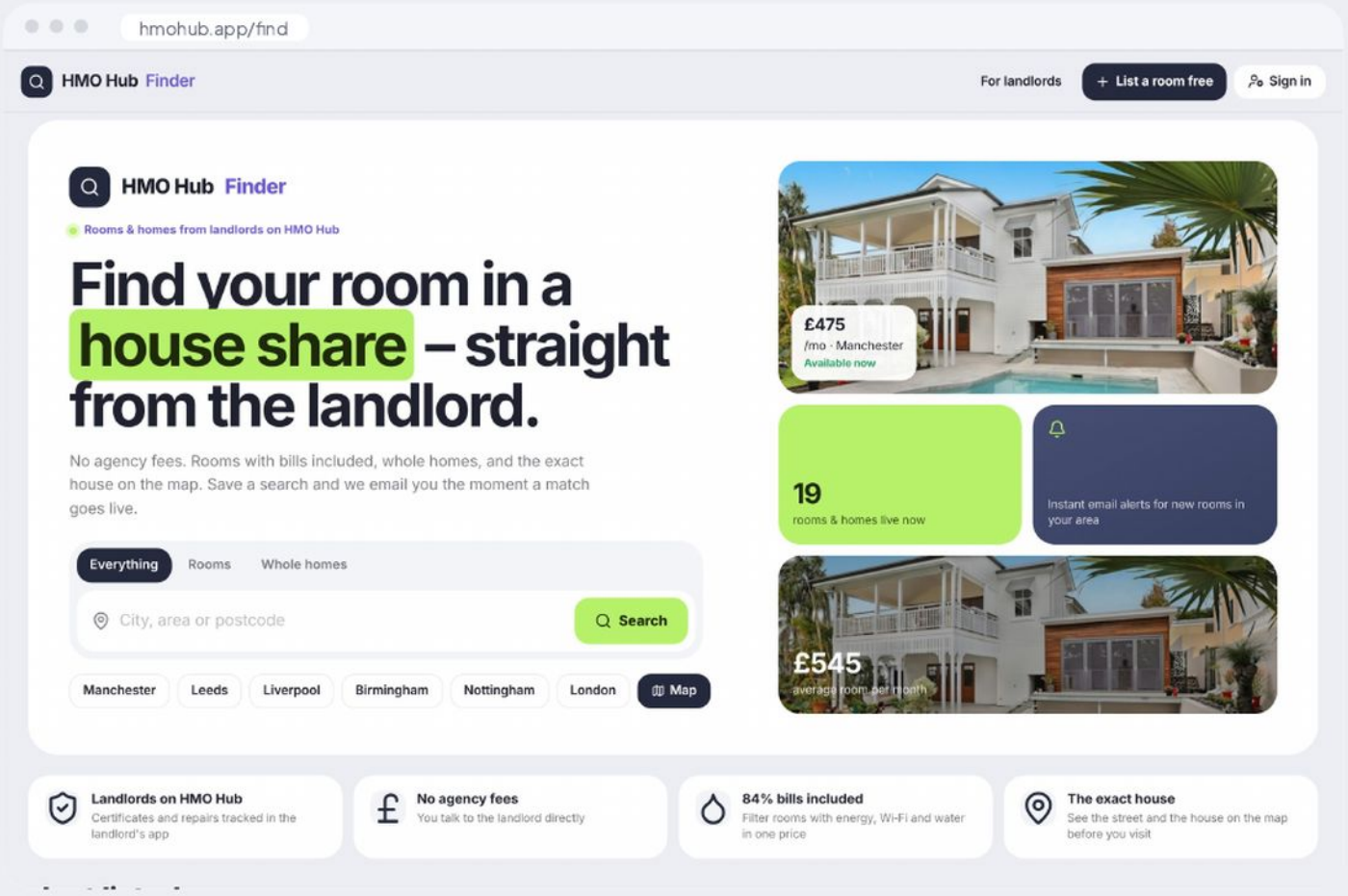
Bills included
Filter rooms with one monthly price.

The exact house
Street and house on the map.

HMO HUB FINDER · SEARCH & LISTINGS

City, postcode or street.

Rooms or whole homes, price, bills included, furnished, parking, available now or from a date. Save a search and get an e-mail the moment a match goes live.



WHAT IT DOES

- Rooms in the same house grouped on one map pin
- Rooms listed before they're free — plan your move
- Photos, rent, deposit, bills, room size, minimum stay
- Who lives in the house and what's included

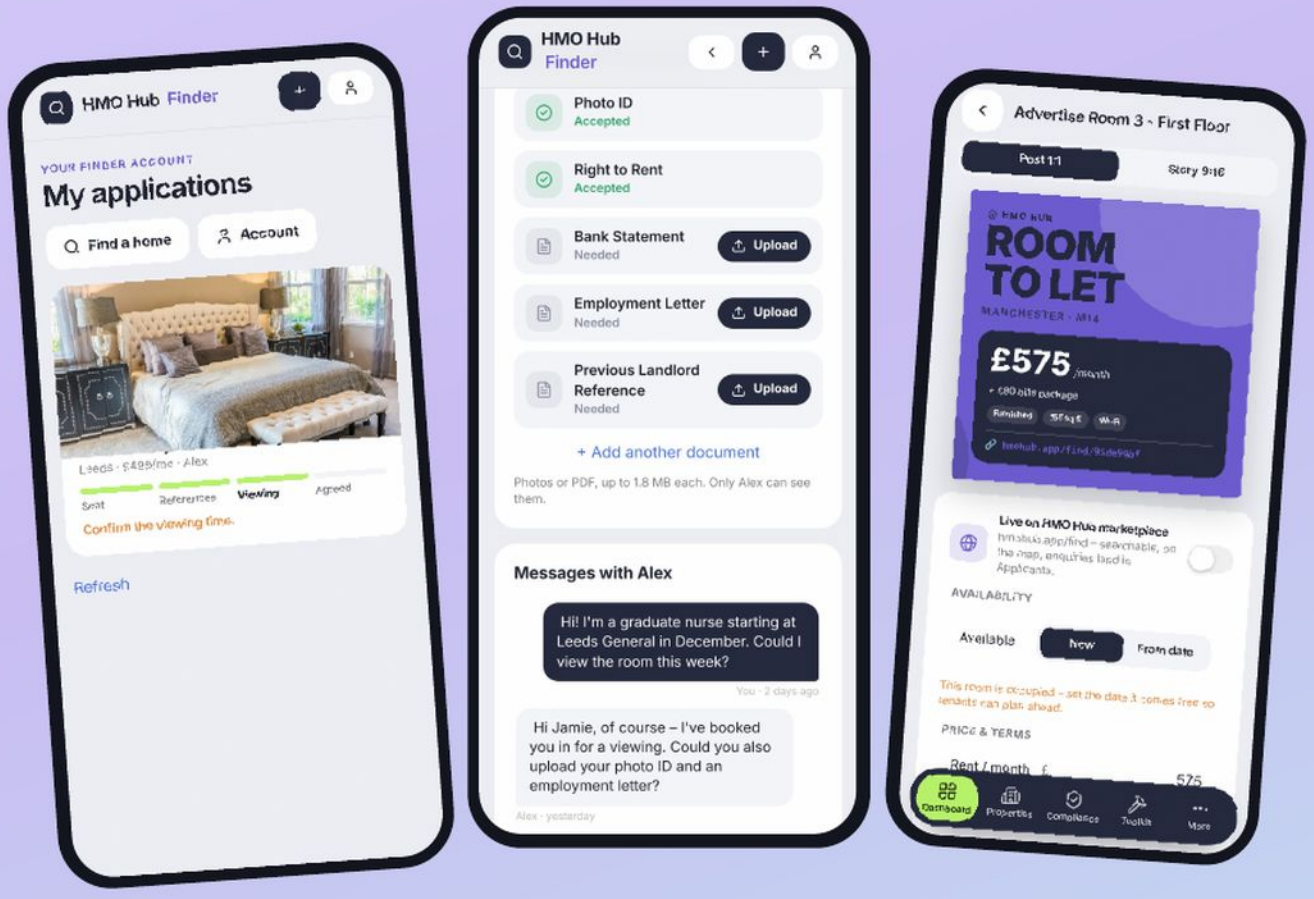
WHAT YOU GAIN

- Free account: saved searches, favourites, alerts
- Everything you need to decide, from the owner
- Message the landlord or apply in one tap
- No middleman, no fees

HMO HUB FINDER · APPLY & FOR LANDLORDS

Your application, live.

Enquiry, references, viewing, let agreed — tenants see exactly where they are. Landlords get applicants with documents, not spam.



WHAT IT DOES

- Tenants upload ID, Right to Rent and payslips — only the landlord sees them
- Viewing invites confirmed in one tap
- Only paying landlords can list, so tenants trust what they see
- Included in every HMO Hub plan

WHAT YOU GAIN

- Let agreed → the tenant app is ready on the same account
- Fewer void weeks for landlords
- No portal fees
- Less back-and-forth by e-mail

WHO IT'S FOR

Every way investors make money from bricks.

BRRR investors
See how much money comes back out at refinance and how much stays in.

HMO landlords
Rooms from the floor plan, council room sizes, kitchens and bathrooms for the sharers.

Buy-to-let & blocks
Single lets, tenanted flats and blocks valued on their rent, with the lender test.

Refurb & flip
Works priced for the region, what each job adds and the profit after selling costs.

Deal sourcers
Saved area searches, 41 deal signals, morning e-mails and a deal pack for investors.

Growing landlords
Half price with an annual HMO Hub plan, next to the houses you already run.

From listing to offer in four steps

1

Send, paste or type
One click from Rightmove, Zoopla or OnTheMarket — or paste any agent or auction page, or type the address.

2

We pull the data
EPC, local sales, rents, Article 4, flood, conservation, crime and more — in about 10 seconds.

3

Plan & draw
The floor plan becomes room options and priced works; trace it in Layouts & Drawings for your own layout.

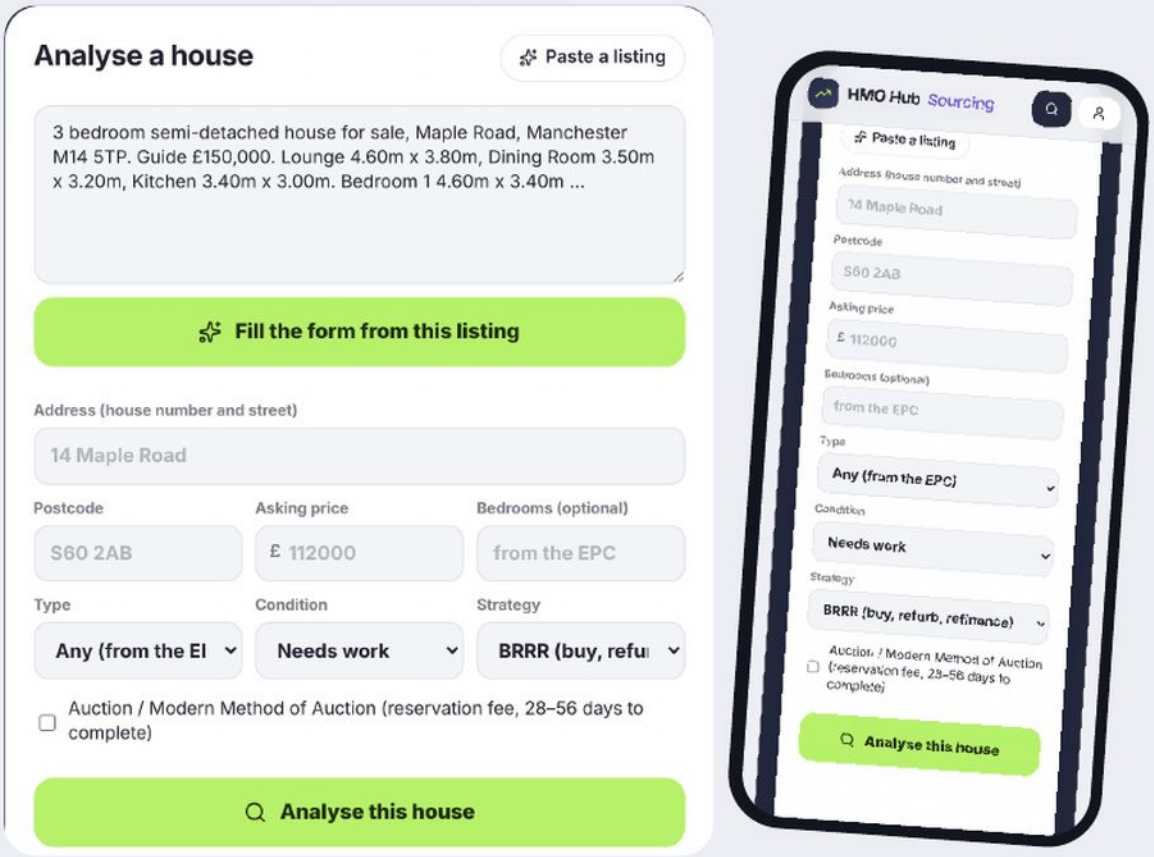
4

Decide & share
Score 0–100, money left in, cash flow and return — and a deal pack PDF in one click.

STEP 1 · ANALYSE A HOUSE

Paste the listing. We do the typing.

AI on our own engine reads the listing: price, postcode, type, bedrooms, flats, tenants and rent, auction terms, agent and every room size.



WHAT IT DOES

- Type (terraced, semi, detached, flat) — values only use the same type
- Condition: needs work, done up empty, or tenanted with rent now
- Auction / Modern Method: reservation fee added, bridging loan used

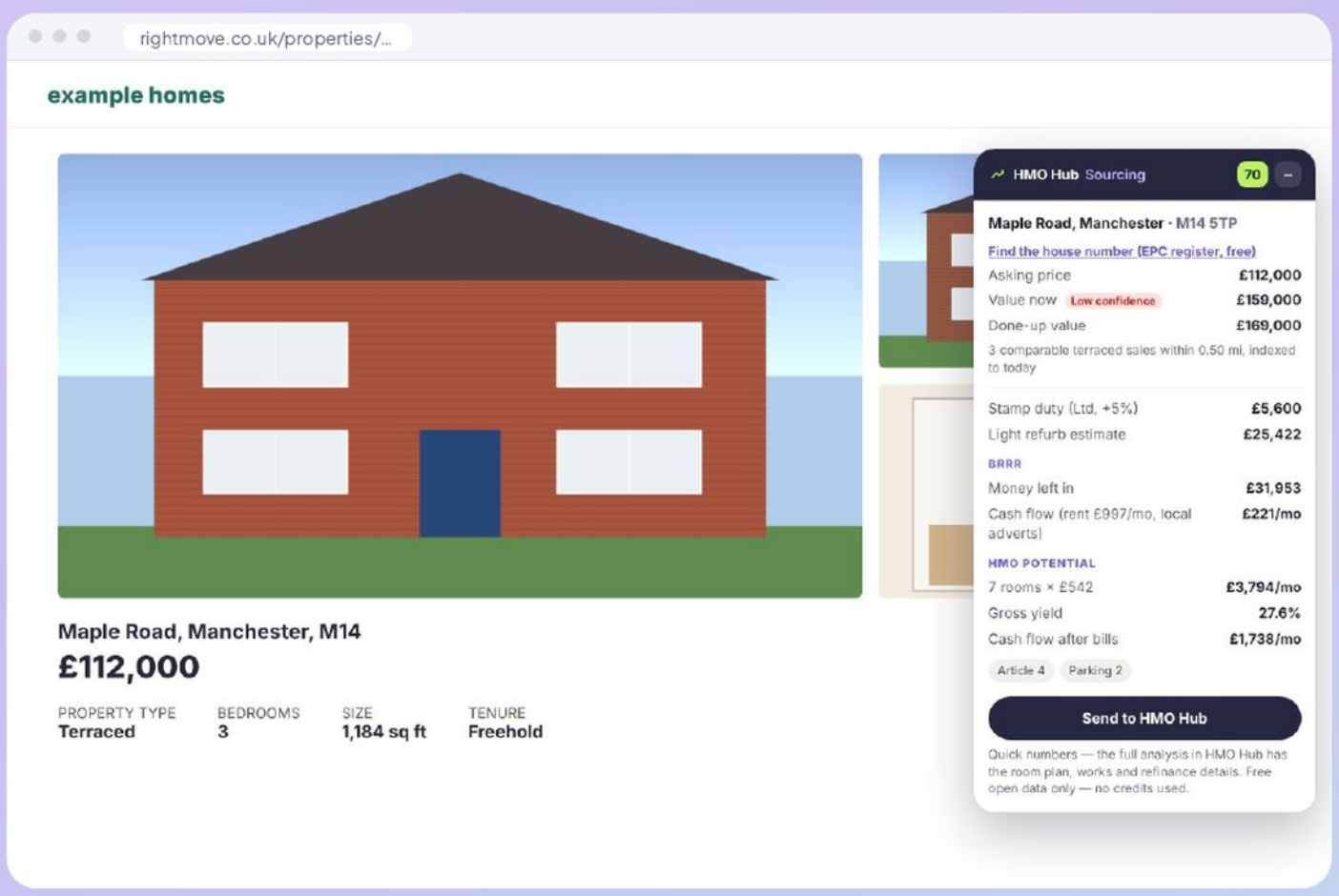
WHAT YOU GAIN

- No retyping from the listing
- The right comparables from the start
- Auction costs never forgotten

NEW CHROME EXTENSION

HMO Hub on every listing.

Open a house on Rightmove, Zoopla or OnTheMarket — the HMO Hub panel sits right next to it.



WHAT IT DOES

- Value from local sales with confidence, stamp duty, BRRR money left in
- HMO rooms and yield, red flags
- Finds the house number the portal hides
- Send to HMO Hub with photos and floor plan

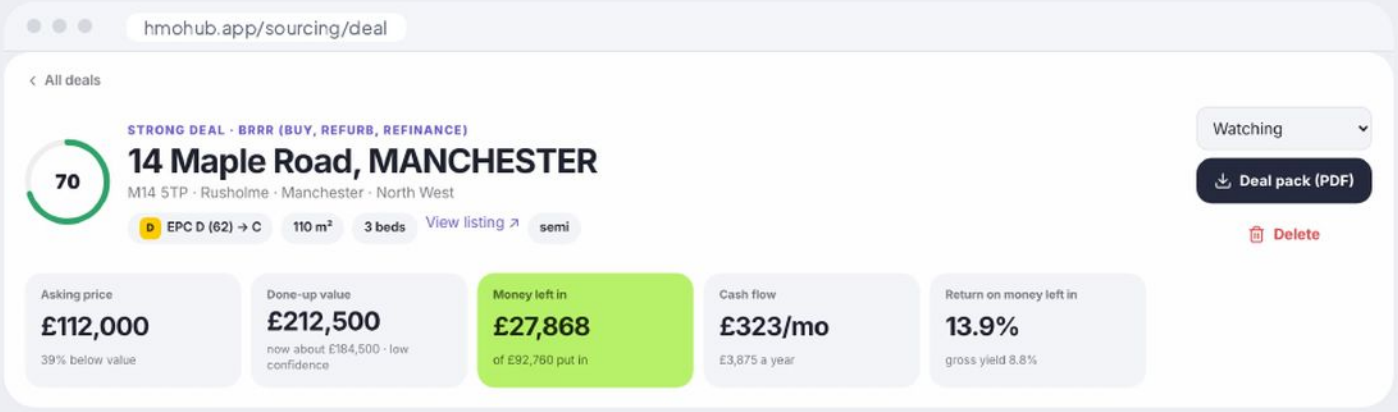
WHAT YOU GAIN

- Judge 20 listings in the time one used to take
- Only the good ones get a full analysis
- No credits used in the panel
- Deal saved with its photos, ready to work on

STEP 2 · THE DEAL PAGE

Five numbers that decide.

Every deal opens with a score and the numbers an investor asks first. Change price, works, rent or loan and everything recalculates.



Score 0–100
Return, money recycled, cash flow per room, discount to value, yield and the lender test in one number.

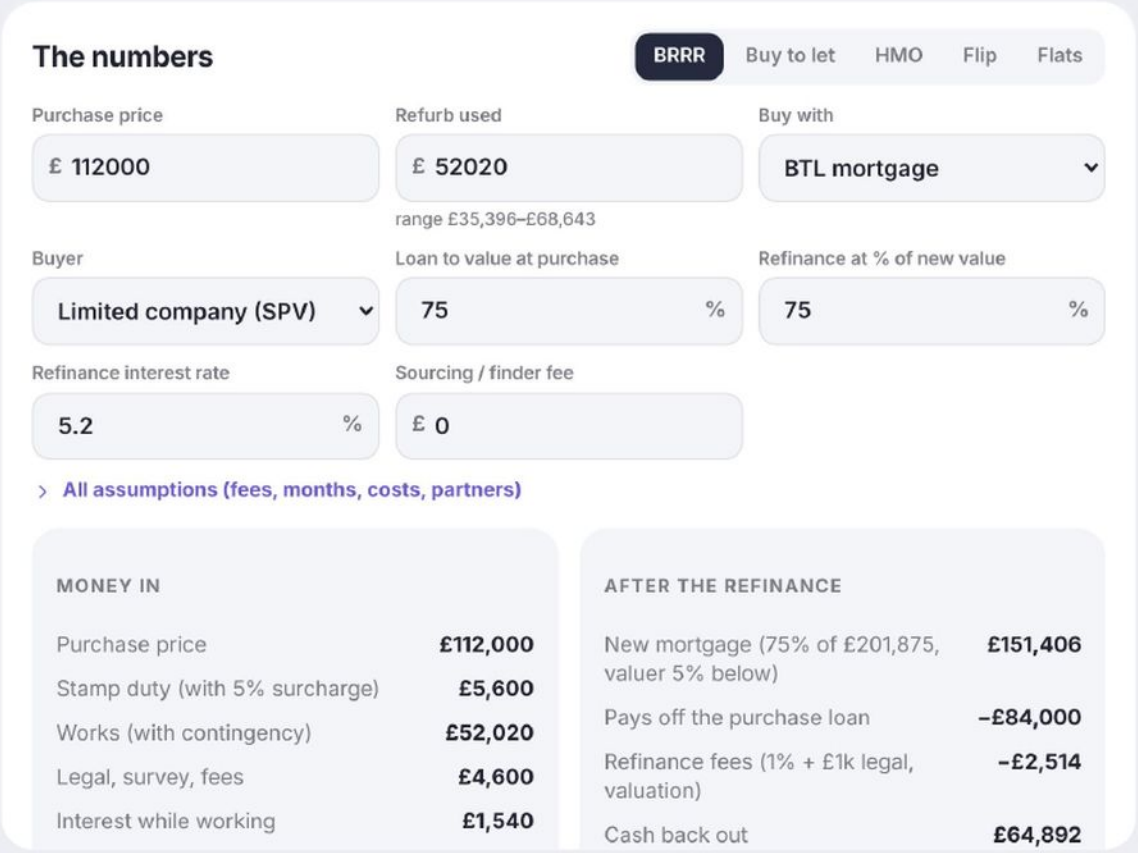
Money left in
Your cash after the refinance — it decides how fast you buy the next one.

Done-up value
Picked like a valuer: same type and size, nearest and newest first, capped at what the street sells for.

Second opinion
Property Market Intel's valuation next to ours; big gaps are flagged.

THE NUMBERS, EXPLAINED

Bank-grade maths, plain English.



Stamp duty
April 2025 rates with the 5% surcharge for a second home or a company.

Bridging or mortgage
Interest during the works, arrangement fees, or cash.

Cash flow
Rent minus management, maintenance, voids, insurance, bills and the mortgage.

Return on money left in
A year of cash flow ÷ the money you leave in.

Limited company (SPV)
The default; personal name is one click away.

Refinance
75% (editable) of the done-up value, the cash that comes back out.

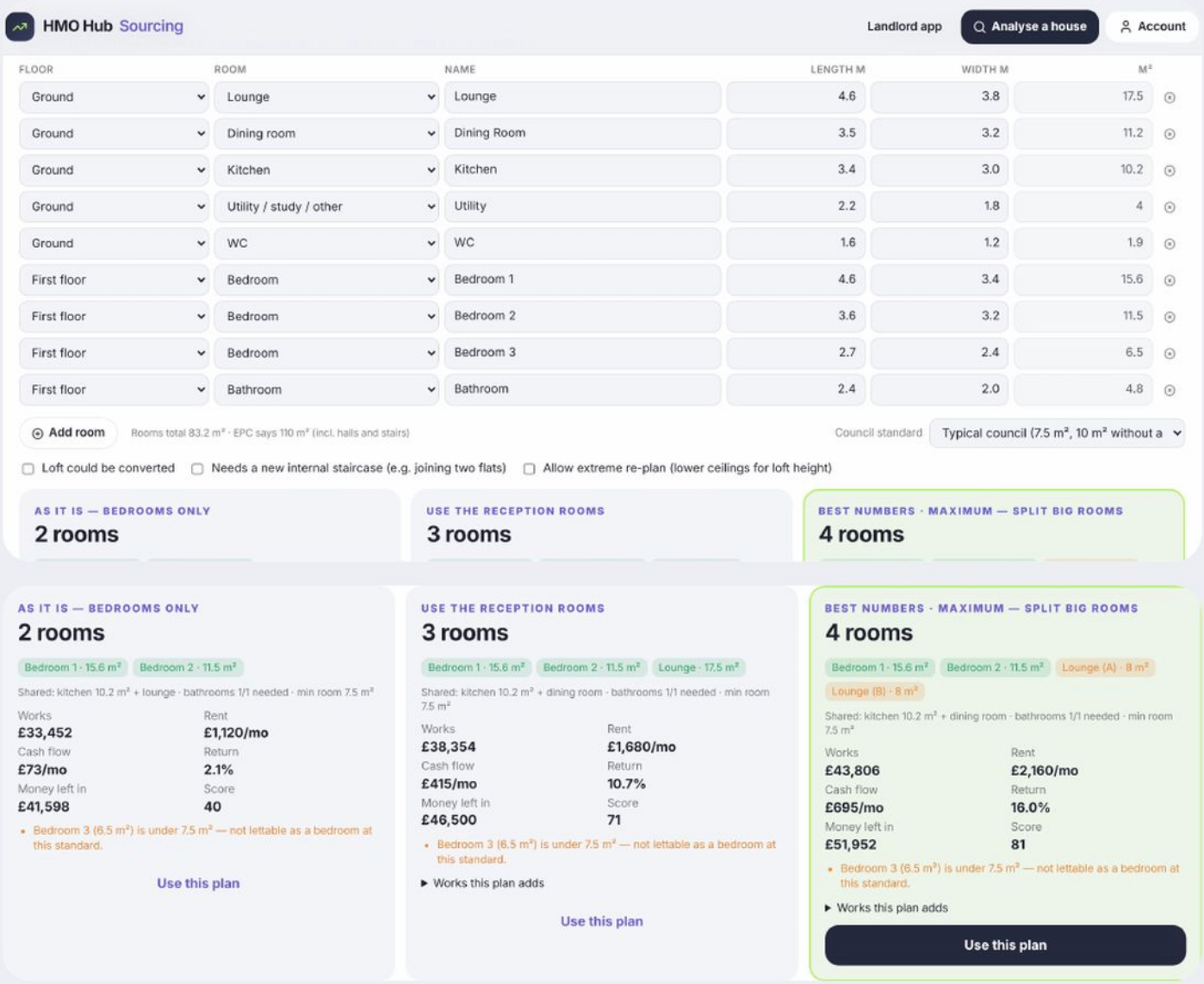
Lender stress test
Rent covers interest at 5.5%: 1.25× company, 1.45× personal — or the maximum loan.

HMO valued two ways
As a house, or on its income for specialist HMO lenders.

STEP 3 · ROOM PLAN

The floor plan shows the real potential.

Upload the agent's floor plan and AI reads every room and size — or paste or type them. Then compare bedrooms only, reception rooms used, or everything.



WHAT IT CHECKS

- Council standard: national 6.51 m², typical or strict
- Kitchens and bathrooms checked for the sharers; 5+ = licence
- Loft, new staircase and an extreme re-plan

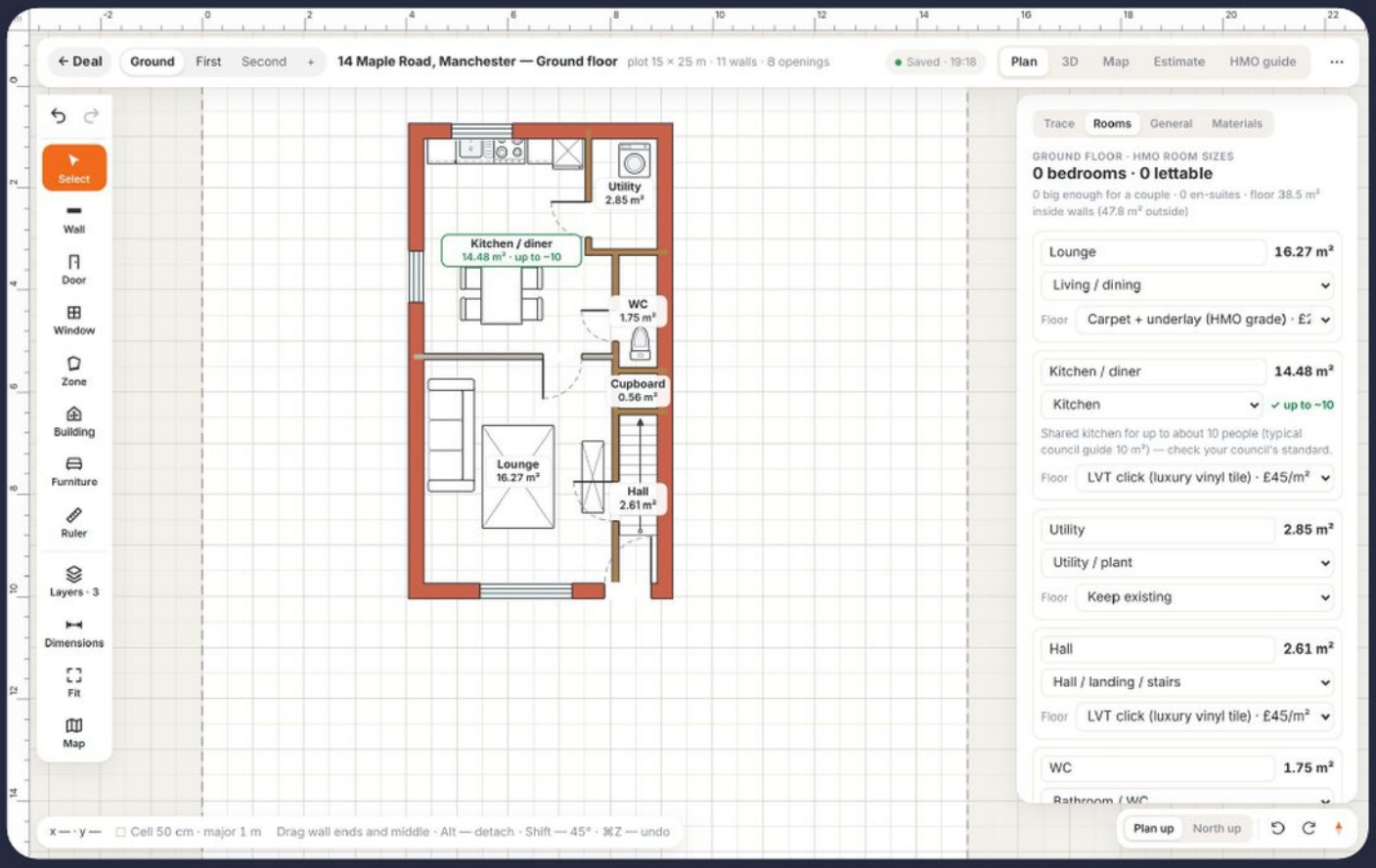
WHAT YOU GET

- Each plan with rooms, works, rent, cash flow and score
- The best plan highlighted
- "Use this plan" writes it into the deal

NEW LAYOUTS & DRAWINGS

Draw the house. See every room.

Open a deal and turn the agent's floor plan into a real plan. Set the scale with one wall you know, draw over the picture — rooms and m² appear as you draw, floor by floor.



WHAT IT DOES

- HMO verdict on every bedroom: 6.51 m² one adult, 10.22 m² a couple
- En-suites never counted in the bedroom
- Shared kitchen sized for 5 or 10 sharers
- Ground, first, second floor — outside walls copied up

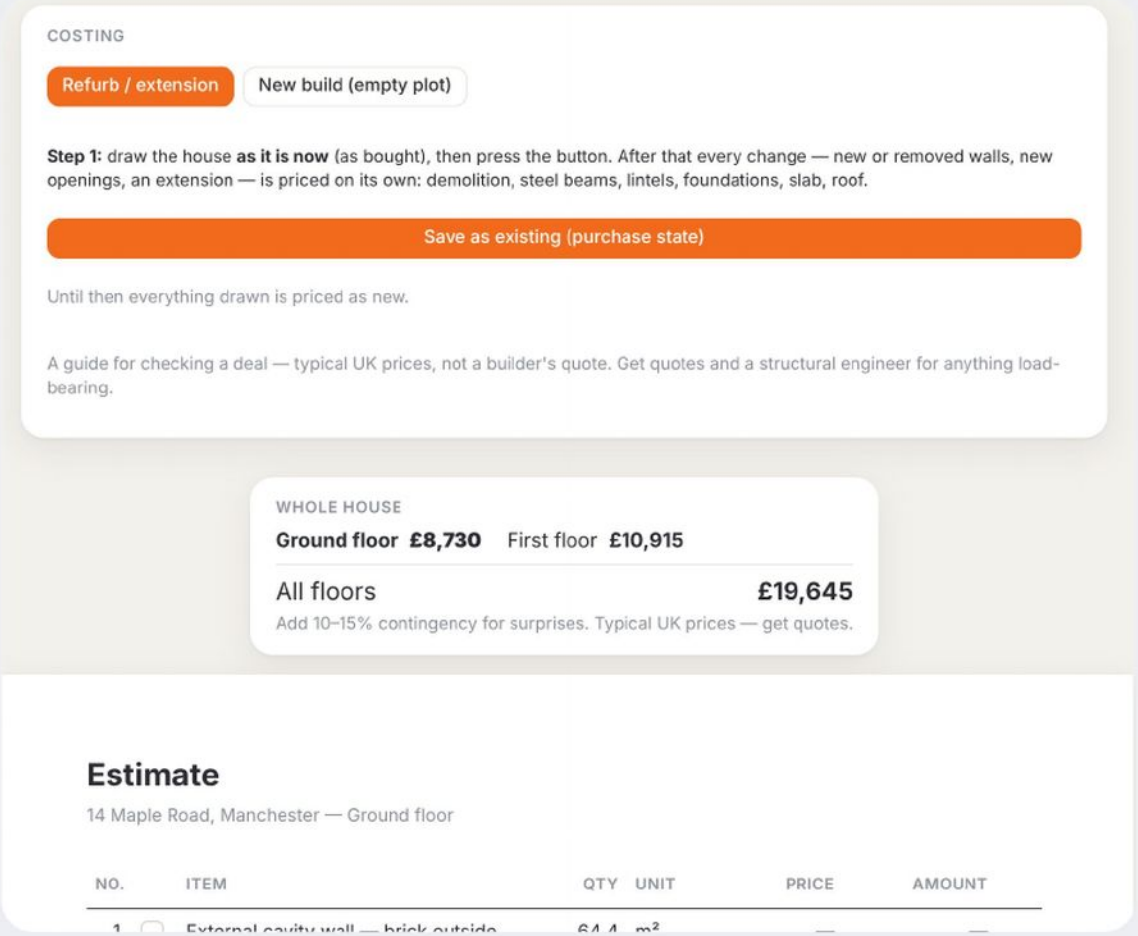
WHAT YOU GAIN

- Know the lettable rooms before the viewing
- See how much a room is short — and fix it on the plan
- A clean plan to show your builder or council
- Guide inside in English and Polish

NEW LAYOUTS · COSTING

Price only what changes.

Draw the house as bought and save it as the existing state. Then draw your plan — only the changes are priced, in £, at typical UK trade prices.



House as bought
Saved as the existing state — it costs nothing.

Structural
Steel beams (UB / PFC), lintels, a structural engineer and Building Control.

New build
One click: everything on an empty plot counted as new.

Your new plan
New and removed walls, doors, windows and finishes priced on their own.

Extensions
Foundations, slab, cavity walls, flat or pitched roof and drawings.

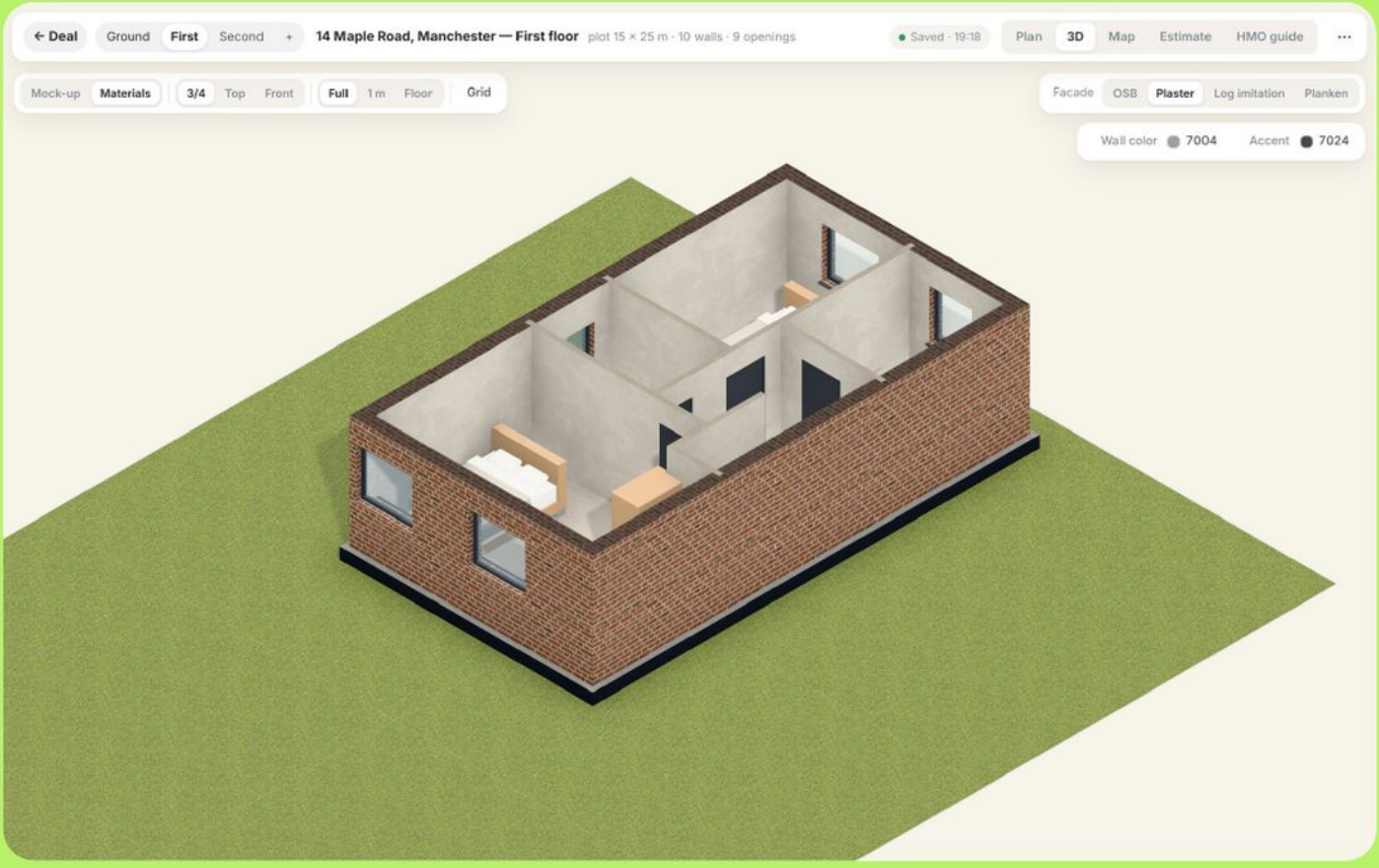
Finishes per room
Carpet, LVT, vinyl, tiles or oak — HMO grade.

A guide for checking a deal — not a builder's quote. Get quotes and a structural engineer for anything load-bearing.

NEW LAYOUTS · SERVICES, 3D, MAP

Electrics to the roof, in 3D.

Plan the services with UK parts and prices, then walk round the house in 3D with English brick, plaster and real furniture.



WHAT IT DOES

- Electrics: circuits, RCBOs, sockets and cable lengths
- Water, waste and underfloor heating with pipe runs priced
- Place the plan exactly on the Land Registry plot
- UK wall, floor and furniture libraries

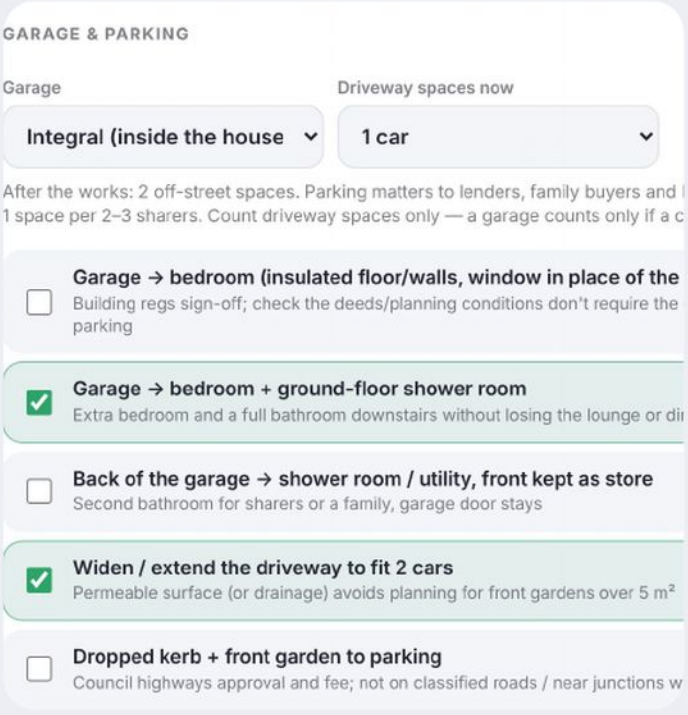
WHAT YOU GAIN

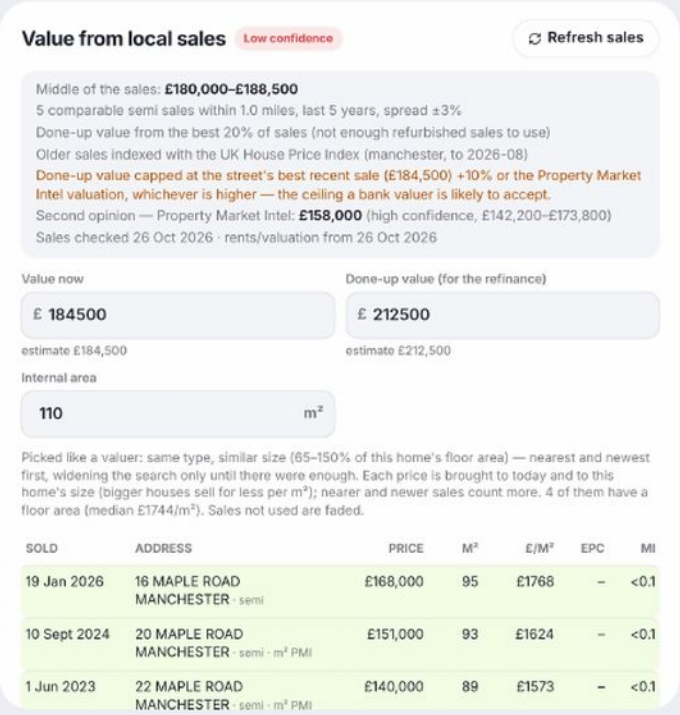
- A full works list, not a guess
- See the finished house before you buy
- Plan fits the plot — extensions included
- One tool from the first viewing to the builder

WORKS · VALUE · RENT

Refurb ranges and comparables you can check.

A full UK refurb catalogue with 2026 prices by region and a 10% contingency. Values from about 100 nearby postcodes and six years of sales, every sale listed.





WORKS

- Extra bedroom, shower room, loft and extensions
- Garage → bedroom, driveway, dropped kerb
- HMO conversion, en-suites, energy works to EPC C

VALUE & RENT

- Confidence on every value (high, medium, low)
- Street ceiling and a cautious valuer 5% below
- Room rents by size; save your area rents once

CHECK BEFORE YOU OFFER

The red flags, before the viewing.

Check before you offer

- Score held at 70 (would be 80) because the value has low confidence — confirm the done-up value with a local agent or a comparable sale and type it in.
- Article 4 area — turning a house into an HMO needs planning permission here.
- EPC D — needs C by 1 Oct 2030 (up to £10,000 of works). Energy works are in your plan.
- Garage conversion: usually permitted development, but building regs sign-off is needed and some estates have a planning condition keeping garages for parking — check the title and the original planning permission.

Planning
Article 4, conservation area, listed buildings, green belt.

EPC
F/G can't be let; D/E need C by 1 Oct 2030 (up to £10,000).

Auctions
Non-refundable fees, 28–56 days to complete.

Blocks of flats
Specialist lender, value on rent vs bricks.

Flood risk
Zones 2/3 — insurance and lender questions.

Lender test
Fails the stress test? You see the maximum loan.

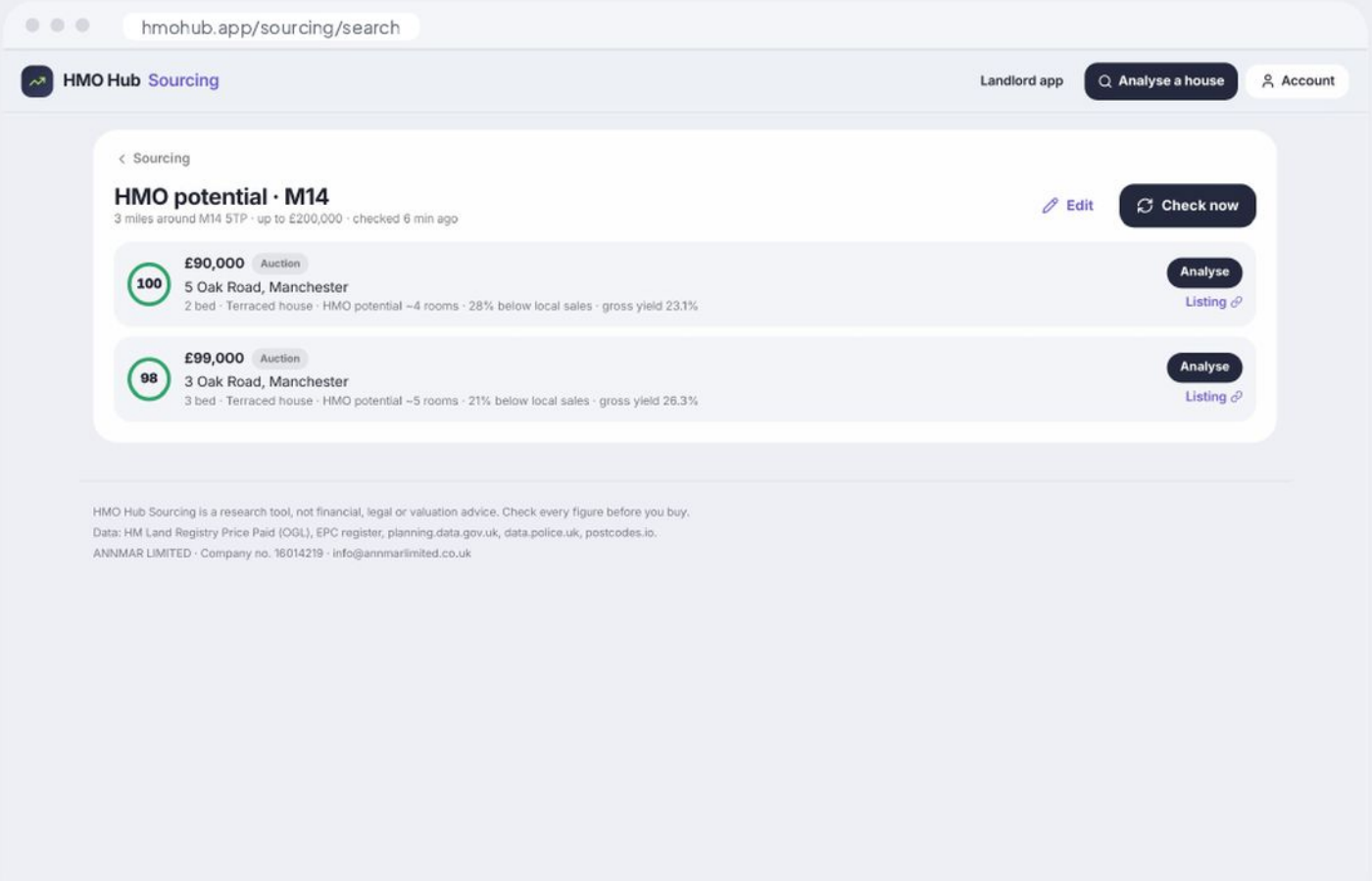
Tenants & former HMOs
Documents to ask for; the licence doesn't transfer.

Landlord database
Your region's deadline and street crime.

AREA SEARCHES · 41 DEAL SIGNALS

New deals in your inbox every morning.

Save up to 5 areas with up to 10 signals each — repossessions, cash buyers only, unmodernised, reduced, auctions, short leases, HMO-licensed and more.



WHAT IT DOES

- 8 ready-made strategies: BRRR, HMO, cash flow, add a bedroom, title split, auction…
- Scored on discount to local sales and yield
- Up to 150 best matches per search, refreshed daily

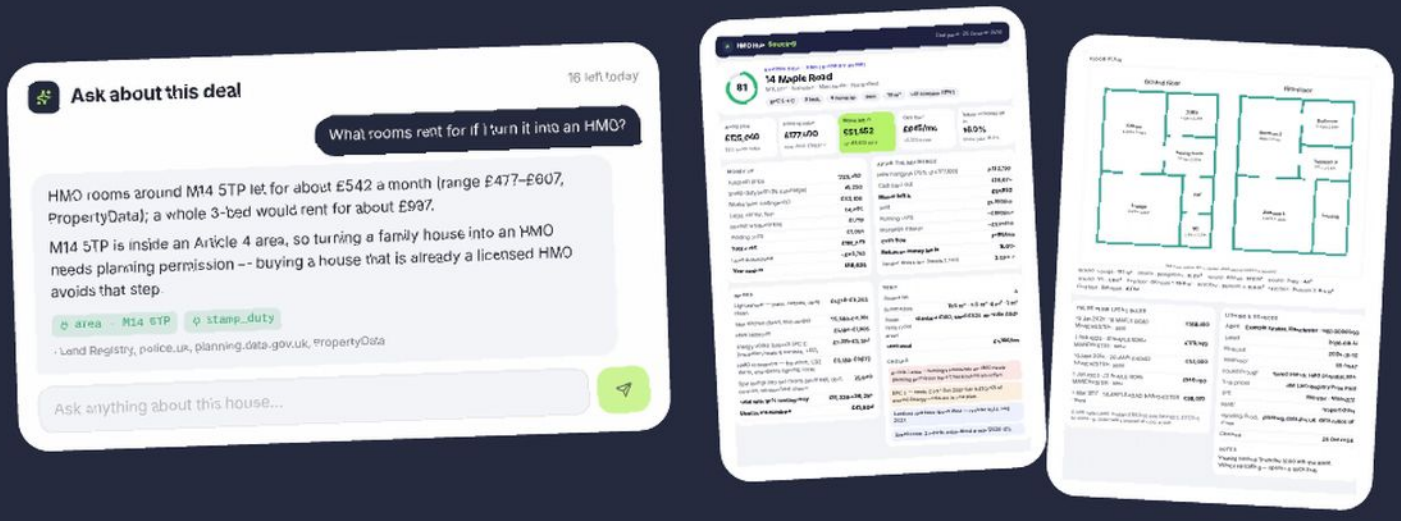
WHAT YOU GAIN

- Deals come to you
- Only the ones worth a look
- One click from a match to a full analysis

ASK HMO HUB · DEAL PACK

Ask in plain English. Share in one click.

"What do rooms rent for in M14?", "Is this an Article 4 area?" — the AI fetches live data and answers only from it, with sources. Then one click makes an A4 deal pack for your lender, partner or investor.



ASK HMO HUB

- 5 questions free, 30 a day with Sourcing
- Inside every deal it sees the deal's numbers
- Photos, floor plans, listing and notes kept with the deal

DEAL PACK PDF

- Score, numbers, works, room plan, checks
- Floor plans, photos and comparables
- Every figure traceable to its source

FIVE STRATEGIES · PRICING

Switch the strategy — the maths follows.

STRATEGY	WHAT HMO HUB WORKS OUT
BRRR	Money left in after the refinance, cash back, return on what stays in
HMO	Rooms from the floor plan, room rents by size, bills, licence, Article 4
Buy to let	Rent for the bedrooms (+1 bedroom option), yield, lender test
Flats / blocks	Rent per flat, value on rent ÷ yield, MUFB lender
Flip	Profit after selling costs and finance, margin on cost

Start free. Half price for HMO Hub landlords.

Free

£0

no card needed

3 full deal analyses

5 AI questions · room plan · deal pack for those deals

Sourcing

£29.99/mo

cancel any time

Unlimited deals*

Chrome extension · Layouts & Drawings · 5 area searches with morning e-mails · 30 AI questions a day

With HMO Hub Annual

£14.99/mo

annual HMO Hub plan

Everything in Sourcing

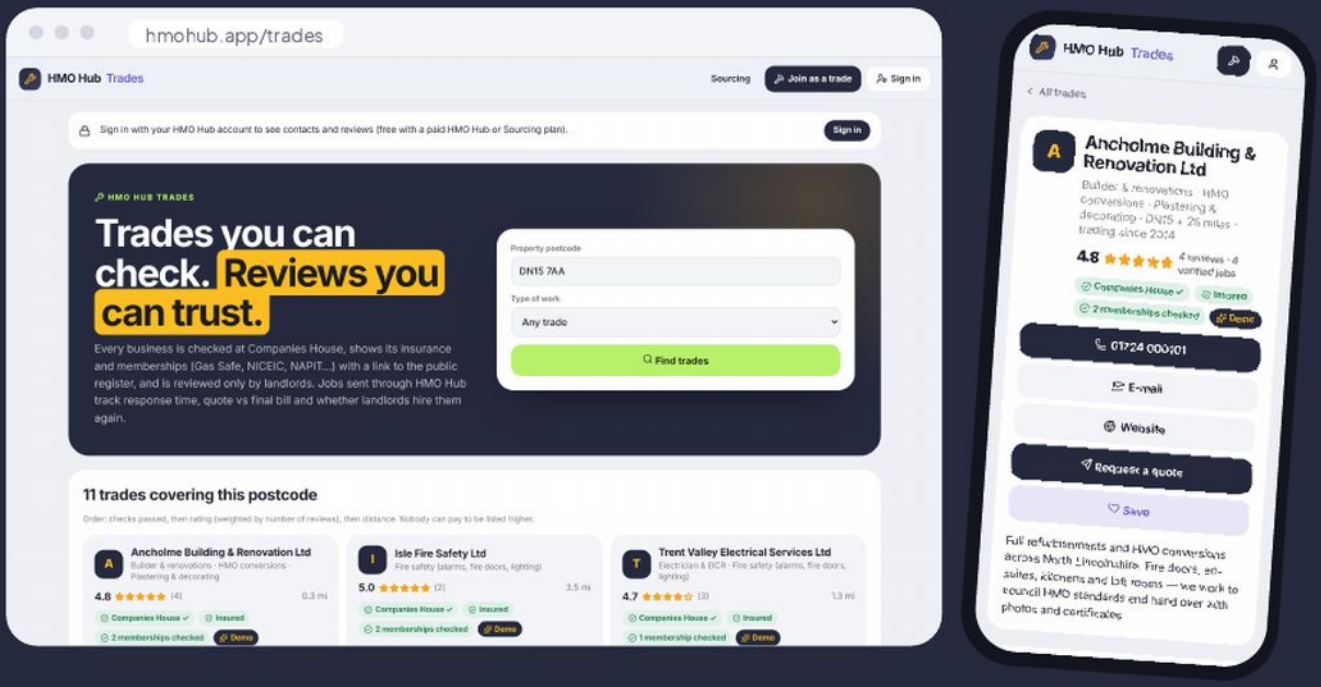
The houses you run and the deals you chase, one account

Prices include VAT. Paid by card through Stripe; cancel from your account page. *Fair use: 60 new analyses a day.

HMO HUB TRADES · CHECKED TRADESPEOPLE

Trades you can check. Reviews you trust.

Electricians, gas engineers, builders, fire safety, damp and more — checked at Companies House, insurance and memberships you can verify, reviewed only by landlords. Free with any paid HMO Hub or Sourcing plan; free for tradespeople.



Certificates at risk

A wrong EICR or gas certificate can cost the HMO licence.

Awaab's Law deadlines

You need someone who replies today.

Quotes that grow

Know who sticks to their quote before you hire.

Reviews you can't trust

Landlords need landlords' opinions.

Insurance & memberships

The number on the public register is the proof.

Many houses, many towns

A trusted trade in every town you own in.

Find, check, hire, review.

1

Search by postcode

Type the property postcode and the work. Only trades that cover that address appear.

2

Check them

Companies House status and directors, insurance with its expiry, Gas Safe / NICEIC / NAPIT with a register link.

3

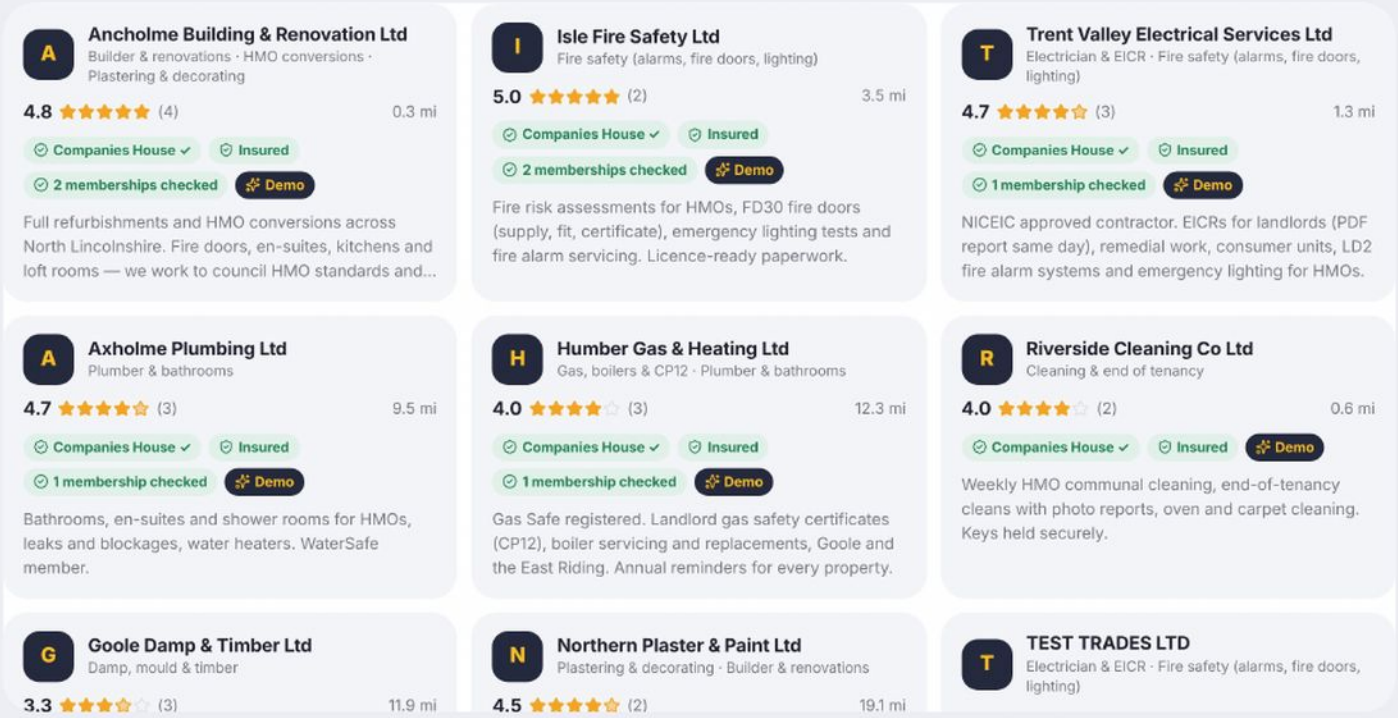
Request a quote

Send the job with its urgency — emergency, Awaab's Law or routine. Quote, booking and done in one place.

4

Review the real job

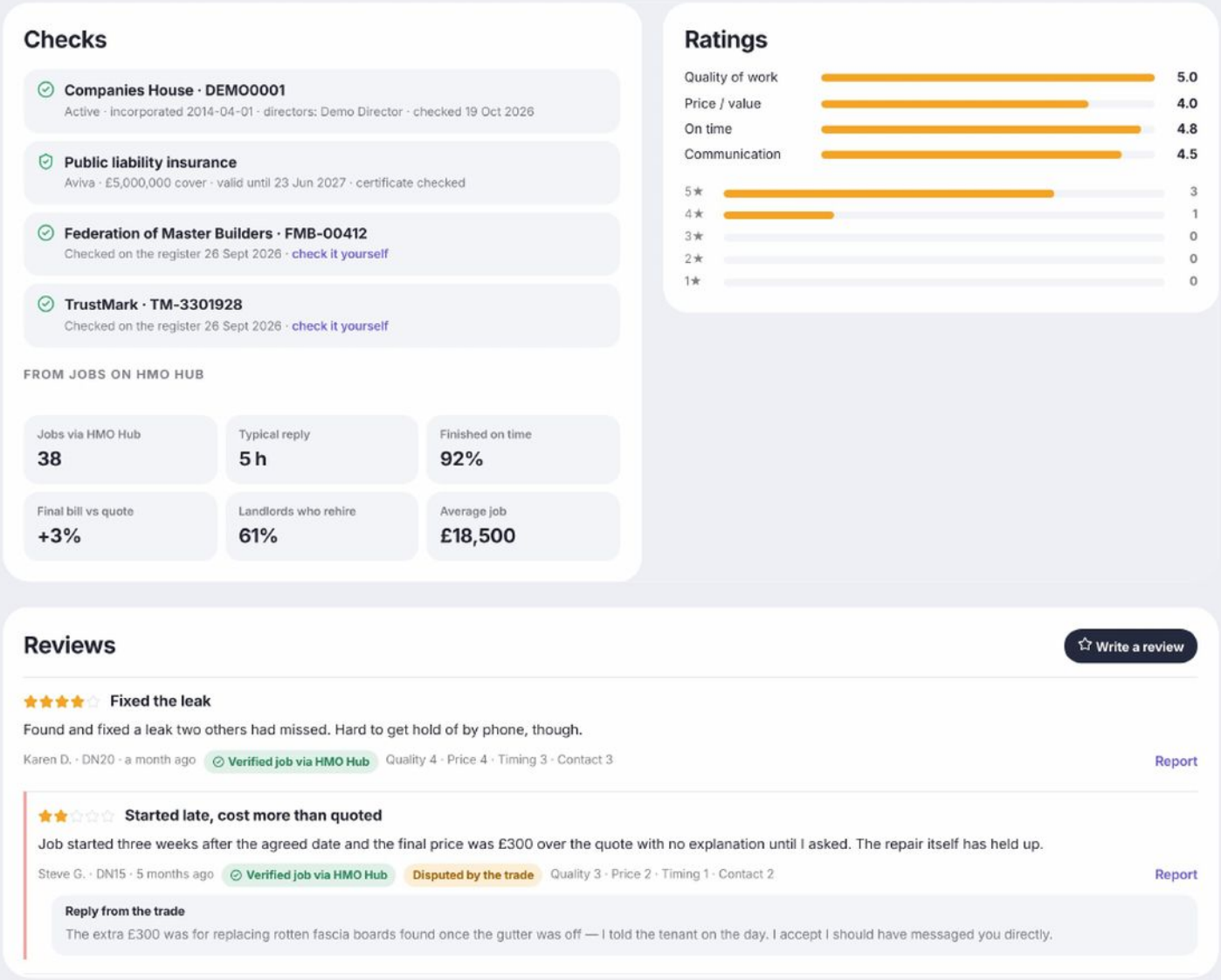
Your review shows "Verified job via HMO Hub". Good and bad stay up; the trade can reply.



Ranked by checks passed, then rating weighted by the number of reviews, then distance. Nobody can pay to be listed higher. 15 trade types from builders and HMO conversions to EPC assessors and pest control.

HMO HUB TRADES · CHECKS & REVIEWS

Proof, not promises.



Companies House

Active company, accounts not overdue, the person who joined is a current director.

Memberships on the register

Gas Safe, NICEIC, NAPIT, FMB, TrustMark, FENSA, BAFE — each with a check-it-yourself link.

Insurance

Insurer, cover and expiry from the certificate — the badge turns red the day it expires.

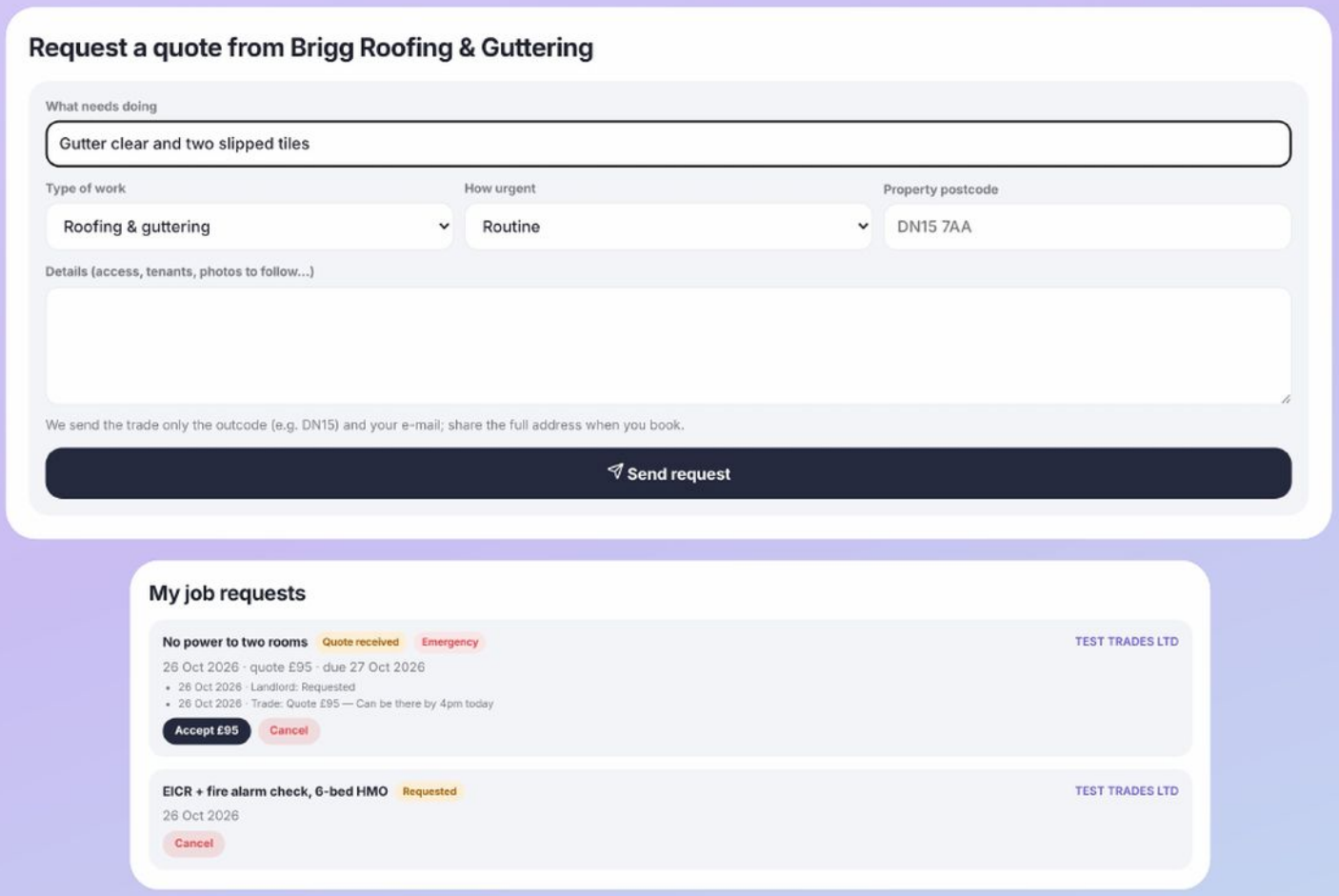
Landlords' reviews only

One per landlord per trade: quality, price, timing, communication. Bad reviews stay; the trade can reply.

HMO HUB TRADES · JOBS · SHARING · FOR TRADES

From "can you come" to "done".

Send the job, get the quote, accept it, confirm when it's finished — every step dated, handy evidence for the council, a dispute or Awaab's Law.



Share the trades you trust

Add a great electrician — or a builder who let you down. Already listed? Your recommendation goes on their profile. Not listed? We send one free invitation, never saying who you are.

Tradespeople join free

No lead fees, no commission, no paid ranking. Enter the company number, we check it at Companies House and the profile goes live. Quote jobs, reply to reviews, add badges.

HMO HUB TRADES · FAIR RULES · ACCESS

The rules we keep.

1 No paid ranking

Order comes from checks, reviews and distance — the same for everyone.

2 No fake or bought reviews

Landlords only, one review each, their own honest opinion (DMCC Act 2024).

3 Right of reply

Every trade can answer every review publicly.

4 Report and takedown

False reviews and wrong badges looked at within 2 working days.

5 Badges only after a check

Insurance and memberships show once checked — and they expire.

6 Privacy first

Trades see the outcode, not the address, until you book.

Anyone

£0

no account

Names, ratings, badges and review headlines

Landlords on a paid plan

Included

HMO Hub or Sourcing

Contacts, every review, register links, job requests, write reviews

Tradespeople

£0

always free

Profile, job requests, quotes, replies, badges

HMO HUB HOUSEMATE · SHARED HOMES

Got a spare room? Find a housemate.

For people renting a whole house who need one more person, live-in landlords, and people looking for a room in a friendly share. Free to post, matched on lifestyle.



I have a spare room

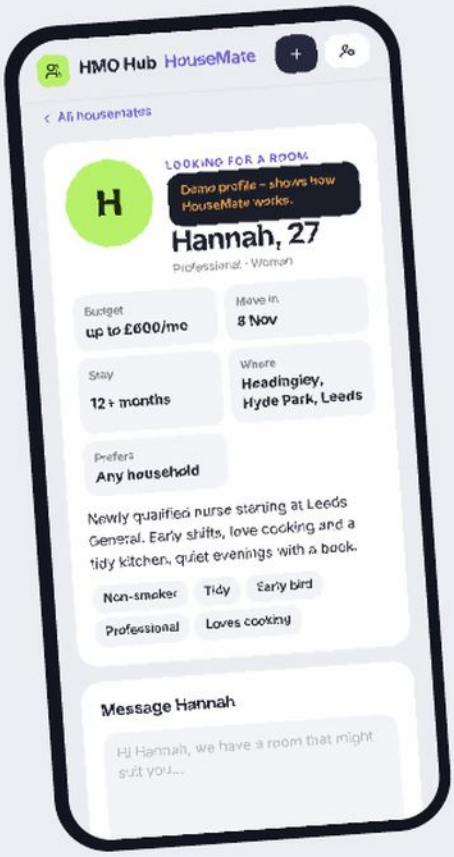
Post the room free — rent, bills, the household and who would fit. See who is looking near you; your number stays private.

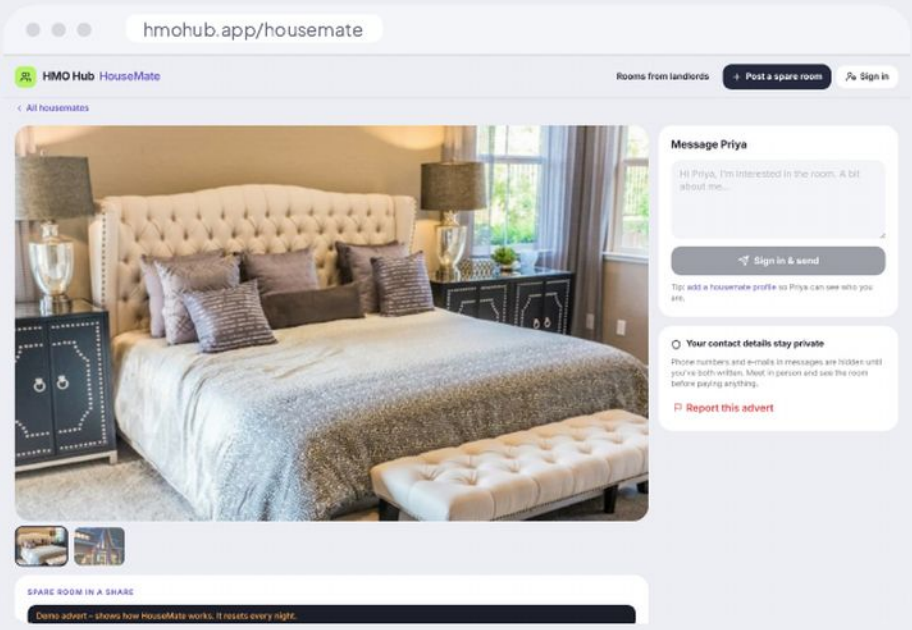
I'm looking for a room

A profile with budget, area, move-in date and lifestyle tags — and get found by people with the right room.

Hannah needs a room. Priya has one. 99%.

HouseMate compares lifestyle, budget, area and move-in date — and shows the match score to both sides, so the first message is already a good one.





WHAT IT DOES

- Lifestyle tags: non-smoker, tidy, professional, night owl, pets OK…
- "The household" and "looking for someone who is…"
- Best matches first — for rooms and for people
- Rooms in shares and with a live-in landlord

WHAT YOU GAIN

- Private messaging — numbers hidden until both have written
- Report any advert or profile in one tap
- Meet and see the room before paying anything
- Free to post, always

ALL PRICES

Start free. Pay only for what you use.

HMO Hub landlord app — every plan has every feature and a 7-day free trial.

Starter
£19.99/mo
or £199 a year
up to 2 houses

Growth
£39.99/mo
or £399 a year
up to 5 houses

Professional
£69.99/mo
or £699 a year
up to 10 houses

Portfolio
£119.99/mo
or £1,099.99 a year
up to 20 houses

PRODUCT	PRICE	TO START
HMO Hub Finder	Included in every HMO Hub plan	Free for tenants
HMO Hub Sourcing	£29.99 a month · £14.99 with an annual HMO Hub plan · extension and Layouts & Drawings included	3 deals free
HMO Hub Trades	Included with any paid HMO Hub or Sourcing plan	Free for trades
HMO Hub HouseMate	Free to post rooms and profiles	Free

Prices include VAT. One account and one subscription across the web, Android and — once live — iPhone and iPad. Cancel any time.

Your data

Kept on our own secure servers and never sold. Bank links are read-only. Delete your account and data from the app at any time.

Honest tools

HMO Hub is a record-keeping, research and guidance tool — not legal, tax, financial or valuation advice.

GETTING STARTED

Up and running in an evening.

1 **Try the live demo**

hmohub.app → Live demo. 11 houses, 44 rooms, tenants, repairs, adverts, deals and trades — reset every night. Switch to the tenant, team and applicant apps.

2 **Create your account**

Sign in with your e-mail and a 6-digit code. 7-day free trial, no card to start.

3 **Add your first house**

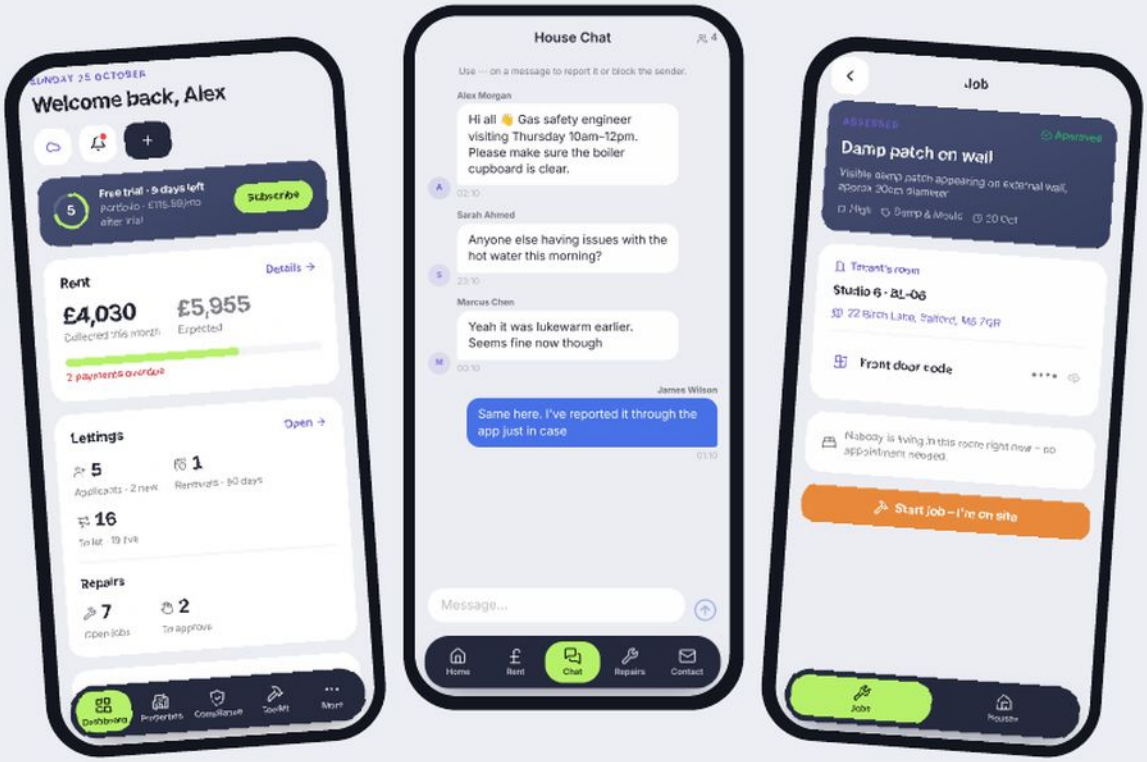
Rooms, rent, tenants and certificates — or import from a spreadsheet. Connect your bank (optional, read-only).

4 **Invite tenants and team**

They get their own free app by e-mail code. Repairs and rent move into HMO Hub straight away.

5 **Grow**

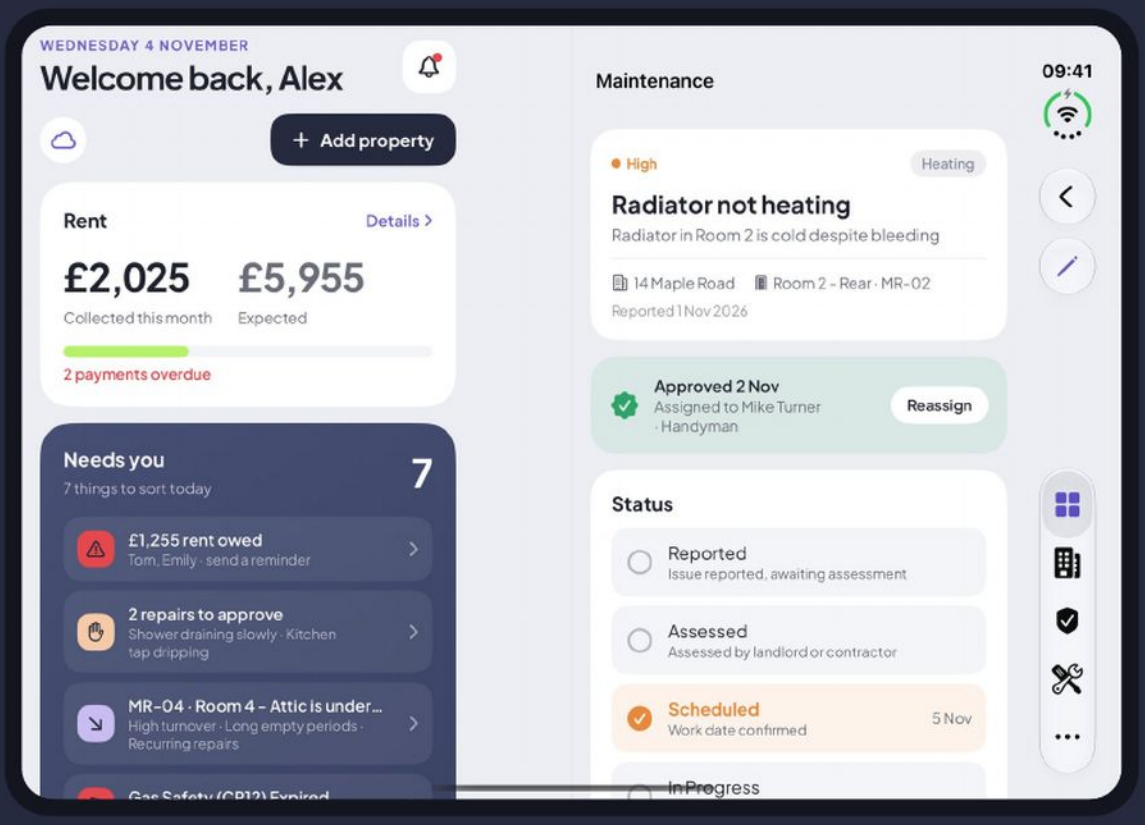
Advertise empty rooms on Finder, analyse your next deal in Sourcing, draw it in Layouts & Drawings and book checked trades.



TRY IT TODAY

See it all in the live demo.

No sign-up needed. Then start your 7-day free trial on the web or on Android — and on iPhone, iPad and iPhone Duo as soon as the App Store version lands.



WEB · GOOGLE PLAY · APP STORE · SOON

hmohub.app

info@annmarlimited.co.uk

ANNMAR LIMITED · Company no. 16014219

Scan for the live demo