



# your LOCAL lets



**GUARANTEED RENT  
FOR LANDLORDS**

**NO VOIDS | NO FEES | NO HASSLE**



# HOW IT WORKS

## WHY YOU **REALLY** SHOULD WORK WITH YOUR LOCAL LETS

Being a landlord can be a wonderful and fulfilling experience, but equally if you struggle for time, end up with bad tenants or don't keep up with the forever changing legislation ... it can also be a complete drain. Plus of course the time it takes to carry out inspections, organise repairs, the tenant admin, referencing, contracts, securing deposits, the utility bills, local authority inspections ... the list goes on ... and everyone is busy these days.

We can offer you a fairly simple solution to those problems

We are experienced landlords and letting agents and can lease the property from you for 3+ years, and fundamentally become **YOUR** tenant. If needed, we bring the property up to the requirements of our customers with a light refurbishment, and ensure it meets current safety standards.

Our customers are all working young professionals from companies such as Airbus, Royals Royce and the Ministry of Defence.

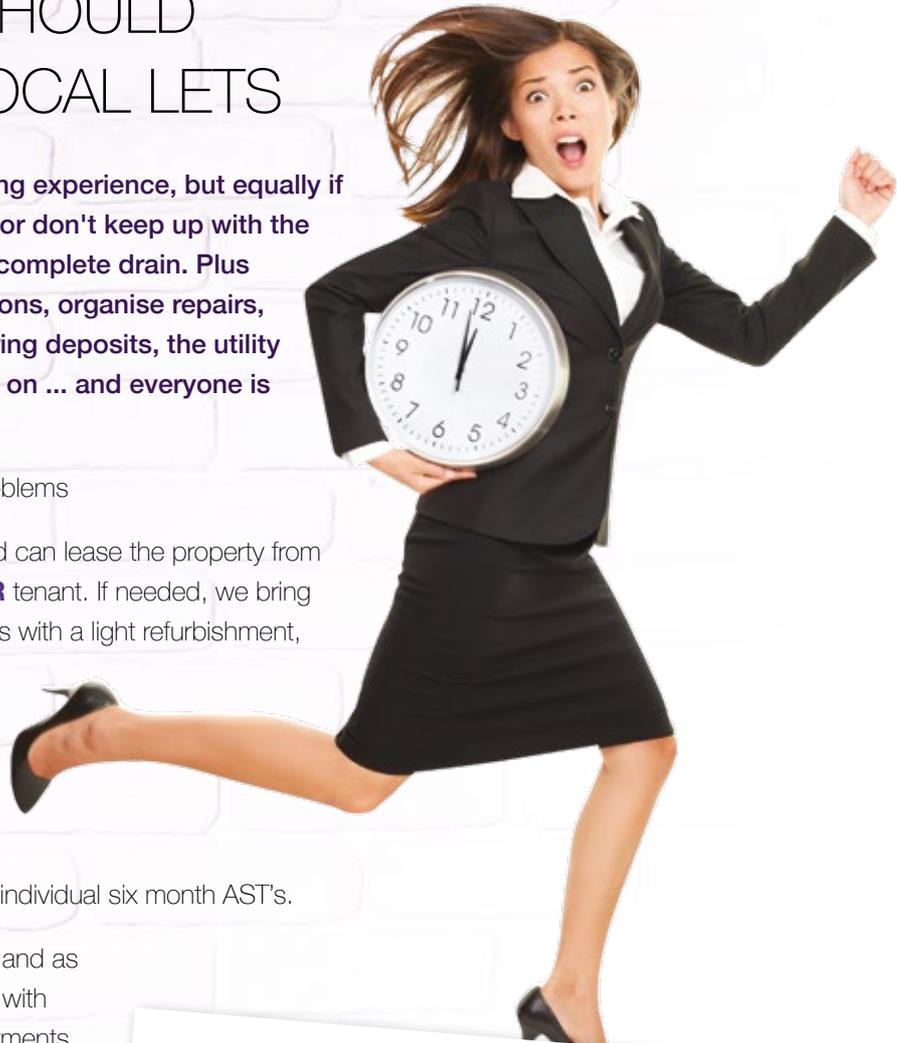
We fully reference them, place their deposits in government backed schemes and let the rooms on individual six month AST's.

In short, we take care of absolutely **EVERYTHING**, and as **WE** are your tenants, you will only ever have to deal with us. This means no more voids, no more missed payments, no more wasted viewings, no more admin, just get back to what you enjoy doing and let us take care of everything.

We can start paying you your Guaranteed Rent as soon as the property is ready to let. This could be from the day we sign the lease or as soon as any required refurb is completed.

When renting a property there are of course lots of financial variables to consider, and most landlords overlook the many hidden costs that will eat away at your monthly profit, as you can see from the chart.

**The fact that we charge absolutely NO FEES, ever, means you will make much more working with us than a standard High Street agent.**



	AGENT	YLL
Monthly Rent	£1,250	<b>£1,000</b>
Annual Rent	£15,000	<b>£12,000</b>
<i>Minus</i>		
Typical void period - 1.5 months	£1,875	<b>£0</b>
Tenant find fee - 1 month rent	£1,250	<b>£0</b>
Management fee (5% to 20%) 10%	£1,500	<b>£0</b>
Inventory (£200 to £500)	£200	<b>£0</b>
Gas, EPC, Deposits, Licence	£300	<b>£0</b>
Annual rent	£9,875	<b>£12,000</b>
Landlord's Actual Profit (PCM)		<b>£822 vs £1,000</b>



your local lets

# LANDLORDS

When landlords sign their properties up with us and experience the many benefits, we have found that they never want to leave us, and extend their contracts over and over again. We work hard to consistently retain the best standards in every area.

We are not like high street agents – in fact we couldn't be more different! Can you imagine a high street agent offering to refurb your property or arranging a fortnightly cleaner or a gardener? We take such great care of the properties that they are often in better condition on the rare times that we are asked to return one to the owner!



# TENANTS

We have been both Landlords and Agents for a long time and therefore really understand the importance of selecting only the best quality tenants for the property. When we agree to let a room to someone, we are entering into a financial relationship, so we have to be certain that the person has a steady job, are good with their finances and can afford the room.

All of our tenants are young professionals who are thoroughly vetted prior to moving in. After all, from day one we are responsible and will have to deal with any lost rent, potential damage or misbehaviour. We also deal with calls, emergencies and in fact **ALL** tenant issues! You will never again have to worry about voids. A recent survey by Spare Room showed that most properties have a void period of at least 6 weeks per year! This will never happen to you.



# TOO GOOD TO BE TRUE?

In the interest of complete transparency we would like to explain exactly how we can offer this amazing service. As we said, its a simple concept.

- ✓ **With all the benefits and guarantees we offer, we pay you a slightly reduced rate.**
- ✓ **As you can see from the chart, you actually earn more at the end of each and every month.**
- ✓ **Compound this over the years and it's a **LOT** of money.**
- ✓ **We become 100% responsible for **ALL** management**
- ✓ **The high end service we offer attracts slightly higher rents**
- ✓ **We collect the rent, pay you and pay the utilities**
- ✓ **Our profit is the difference. Simple**





# CLEANER AND GARDENER

Yes we supply a regular cleaner and gardener - completely **FREE** of charge, so that your valuable asset is kept in tip-top condition at all times. Our cleaner is also trained to be our 'spy' and instantly reports any issues so that they can never spiral out of control.



# MAINTENANCE

We only ever use our trusted and capable trades people, and can take care of the management of all maintenance jobs, large or small, on your behalf. We obtain your permission before any work is carried out, and keep in contact with you as often as you wish throughout the process. Alternatively you can use your own tradesmen if you prefer. For longer term contracts, fair wear and tear during the tenancy must be taken into consideration.

LET OUR  
COMPANY  
BECOME  
YOUR TENANT

*Your Local Lets...  
Your Perfect Tenant*



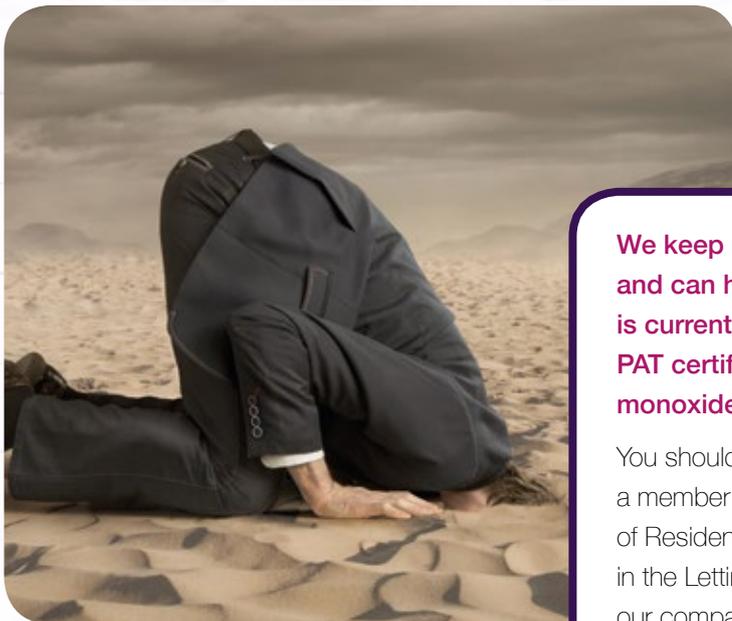
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# OUR GUARANTEE TO YOU

1. You will **ALWAYS** get paid even if rooms are empty.
2. Money will **ALWAYS** arrive in your bank account on the same day every month.
3. We will **NEVER** charge you any fees or commission.
4. There will **NEVER** be any sneaky hidden' or 'unforeseen' costs.
5. We will take **GREAT** care of your property.
6. You will at last have a truly **'PASSIVE INCOME'**



## LEGISLATION AND ARLA



### GAS SAFE

We will organise this on your behalf and be at the property to meet the engineer. We keep one copy of the certificate and send one to you. This test is a legal requirement to ensure that all gas appliances in a property are safe. It must be renewed annually and there are heavy and serious penalties for not having a valid certificate.

We keep up to date with the ever changing legal obligations and can help to make sure you comply, ensuring everything is current and up to date. This would include gas, electrical, PAT certification, furniture/fire regulations and smoke/carbon monoxide detectors.

You should always insist that your agent is fully compliant, and is a member of a recognised trade body. ARLA is the Association of Residential Letting Agents, and are committed to raising standards in the Lettings industry. We have two ARLA trained agents within our company, so that you can rest assured we will always be up to speed with all current legislation.



# DEPOSITS

As a hybrid agent, we do not pay a deposit to landlords, but we do take deposits from all our customers, which are then secured in a Government backed deposit protection scheme. We use DPS – Deposit Protection Service. This money would be used for repairs if the tenant caused any damage the property, although in five years of operating, this rarely happens.

We can if required, organise a specialist insurance policy that will protect you the landlord against missed rent, deposit cover **AND** emergency repairs, such as roof damage or should a washing machine flood a kitchen for instance.



# INVENTORIES & INSPECTIONS

Before we take over the property you may decide to obtain an inventory from an independent company. Or if you prefer we can arrange this for you.

You are welcome to inspect the property at any time by giving us at least 48 hours notice. We also carry out regular inspections and deal with any issues as they arise. We have good relationships with our customers and quickly deal with any issues they may have. This way everyone is happy.



## INSURANCE

As the owner of the property you are responsible for building insurance which usually includes an amount for contents insurance. A residential insurance may not be adequate and you will need either a buy to let policy or a specialist HMO policy. We have public liability insurance in place and we advise our customers (tenants) to obtain their own contents insurance.



# LEGAL

If you have a mortgage you may have to obtain 'Consent to let'. If we agree to Multi-Let your property, you will need to be on the correct mortgage product. You will need to sign a warranty in our contract to confirm that this is the case.

# ID

Before we take control of your property we would need proof of ID and proof of ownership of the property.

# COMPLAINTS

At Your Local Lets we understand the importance of customer service and aim for 100% at all times. If however you are not happy with any aspect of the service we offer, we will deal with your complaint in an efficient and professional manner. See our complaints procedure.

# TERMINATION

Should you decide for any reason to terminate the agreement between us, we would need at least 6 months notice. This is because we may have just signed a tenant in on a 6 month AST, and we will have to honour that contract. Plus it enables us to return the property to you in vacant possession.

# COURT

If there is ever a time when we have to remove a tenant via the court process (it has never happened to us yet), we will take care of the whole procedure and update you if so requested. This would not affect your Guaranteed monthly payments in any way.

# LONG TERM

Times are changing, the old way of renting properties is passing and our unique service is being adopted by more and more landlords. Our goal is to only work with the best landlords who are looking to build a long term and trusted relationship. Plus we seek out the best tenants and employ the best team to look after and protect your valuable asset.



**CALL US TODAY**

*Do it today before life gets in the way*

**0117 369 0069**  
**07852 551927**



**your local lets**

**[www.yourlocallets.com](http://www.yourlocallets.com)**

**[will@yourlocallets.com](mailto:will@yourlocallets.com)**

**PRS** Property  
Redress  
Scheme



**NLA**  
NATIONAL  
LANDLORDS  
ASSOCIATION

