

## Guaranteed rent package

As a landlord, you will have seen and probably been approached with a number of 'guaranteed rent' lettings options, often with hefty charges or a hugely inflated management fee.

These offers may seem appealing, however with a number of them you are still going to be contacted about and be liable for all maintenance, licencing and upkeep of the property, taking up your time and really not fulfilling the title of a 'fully managed' property. At MLM, that is not how we work. We want to take all the stress and issues of a rental property away and leave you with only one thing, the monthly rental income!

If you want to choose a guaranteed rent package with us for your rental property, we will evaluate the property and potential market as we would for any rental. If we believe the property is a good option for our guaranteed rent, we would then discuss with you, rental amounts and the details of a long term rental deal. With this option, regardless of if the property is tenanted or not, you will receive your rent from us on a monthly, quarterly or bi-annual basis.

How the process works

- We sign a lease ourselves with you for a minimum period of 2 years, with an agreed monthly rent.
- We are your tenant, paying guaranteed rent directly to you on a bi-annual, quarterly or monthly basis.
- We sub-let and manage the property, using our own tenant sourcing and checks to ensure top quality and respectful tenants.
- We handle all aspects of managing the property, you don't have to worry about tenants, rent collection, property licences or small maintenance.

We are happy to explain everything in detail, with the most important factor being that we take away the stress of managing a property yourself and go the extra step above a regular management service, removing the back and forth of tenant or maintenance issues and only contact you with the good news, your rent!

Some of the major benefits of a guaranteed rent package;

- Long term guaranteed rent – no void periods
- No dealing with tenants or issues
- We pay for general maintenance and repairs, no more irritating costs
- We ensure your property meets all legal requirements and is kept at a high standard
- Secure rental to an accredited, legally compliant management company

If we believe there are circumstances which make your property unsuitable for a guaranteed rent package, we would still be happy to take on your property under one of our regular management packages, including full management or market with tenant source.