

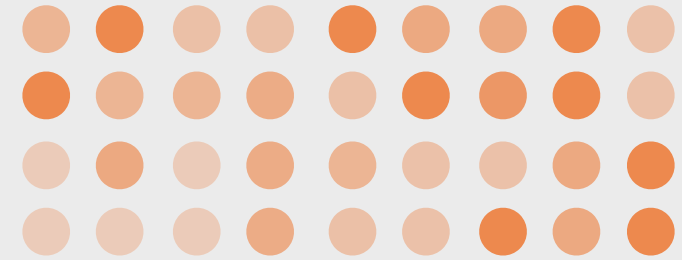
An aerial photograph of a historic town, likely Exeter, featuring a large, ornate cathedral with two prominent towers. The town is built on a hillside, with numerous historic buildings and a mix of red brick and stone architecture. The image has a warm, orange-toned overlay.

*Student  
Housing*

**FULLY MANAGED**  
**WELCOME HOME**

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# OUR TEAM



# 1

MEET THE TEAM:  
WHO WE ARE & WHAT WE DO

## STUDENT HOUSING LINCOLN (OFFICE TEAM)

When choosing a property management agency we understand you have a wide range of choice. Our team are dedicated professionals made up of former and current university students.

We go above and beyond to ensure our clients receive the very best level of service possible.

90% of our business comes from referrals.



**"A\* SERVICE  
AND ALWAYS  
PROFESSIONAL"  
- A.BLACKMORE**



# INCLUDED SERVICES

**01 | MARKETING**

**02 | VIEWINGS**

**03 | GUARANTORS**

**04 | CONTRACTS**

**05 | INVENTORY**

**06 | RENT COLLECTION**

**07 | BILL MANAGEMENT**

**08 | MAINTENANCE**

**09 | INSPECTIONS**

**10 | SAFETY CHECKS**

**11 | ARRANGED WORKS**

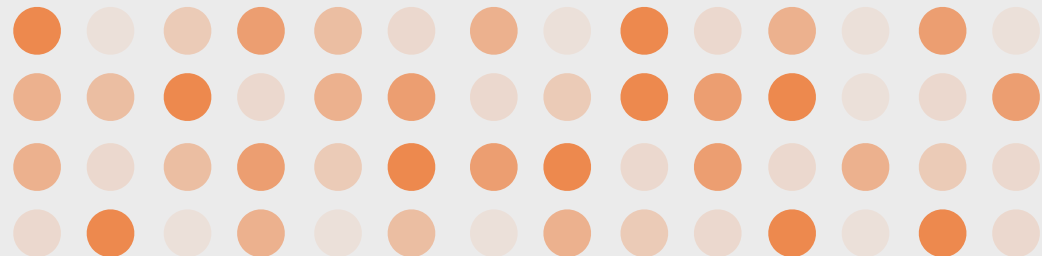
**12 | RENT STATEMENTS**

**12 | RENT REVIEWS**

**13 | EMERGENCY CALLS**

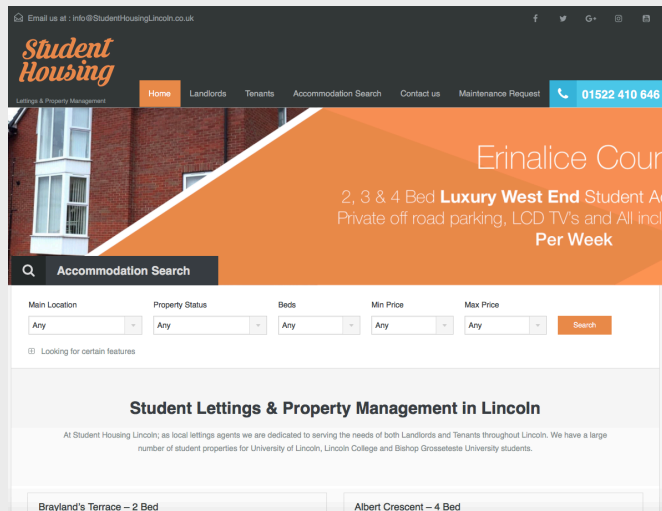
**14 | INVESTMENT ADVICE**

We offer a wide range of services included within our full management package. If you require any further services please speak with your account manager about additional services we can offer.



# THE MARKETING

## ONLINE & IN BRANCH



## STUDENT HOUSING WEBSITE - #1 GOOGLE RANK

In 2016 it was reported that 72% of students started their accommodation search online. Our own website is ranked #1 on Google Search for key search terms, helping us let your property faster.

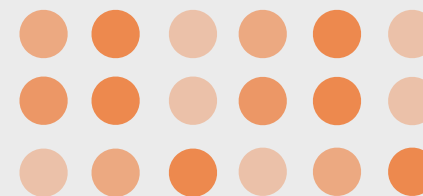


At Student Housing we list your property on more 3rd party website than any other local agency. Providing maximum online and retail visibility for your property. Last year we delivered more than 20,000 flyers, 47,000 emails and sponsored 2 University sports teams.





# THE CONTRACTS



**51**  
**WEEKS**

Our standard contract length is 51 weeks, the contract will run from Aug 25th, Aug 31st, Sept 1st, Sept 7th until Aug 18th, Aug 25th, Aug 31st and Sept 1st respectively. This allows you, as the landlord a week to turn your property around ready for the next batch of tenants and minimising your council tax liability.

**1**  
**CONTRACT**

Unlike other agencies we use a Joint Liability AST, this means that all tenants sign the same agreement, they agree to indemnify each other to their responsibilities under the agreement.

If one tenant fails to pay the remaining tenants are liable for the rent arrears.

**£520**  
**BILL CAP**

Lincoln is a Bills Inclusive City, which means in order to stay competitive we market 100% of our properties as inclusive of utility bills. Our tenancy agreements allow an allowance of £520 per tenant towards the cost of the bills.

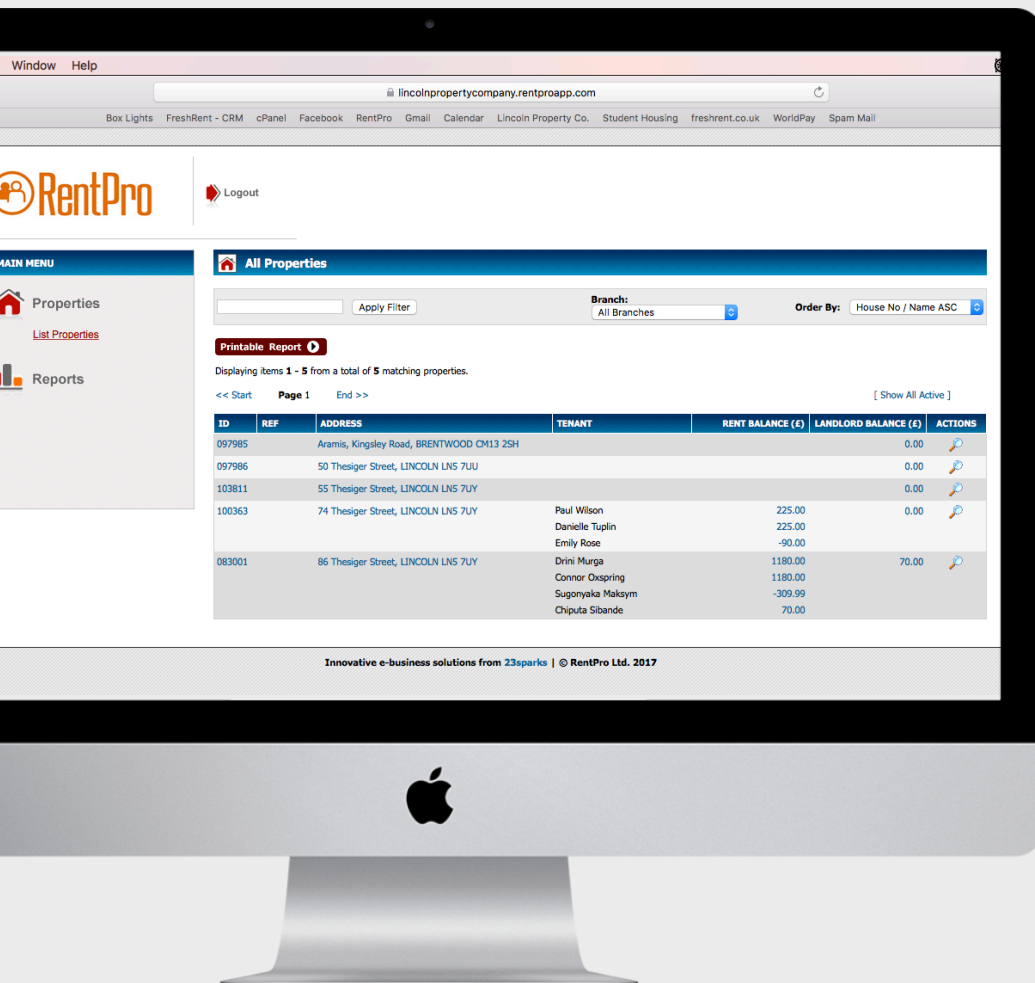
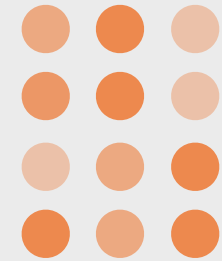
If the tenants go over this allowance they will be liable for over charges.

**£300**  
**DEPOSIT**

Our standard contract requires a deposit of £300 per tenant. Deposit must be stored within the DPS and is due 7 days before the tenancy start date along with an advance payment of the first months rent.

It may be possible to increase this amount. Please let us know of any specific requirements.

# THE MANAGEMENT



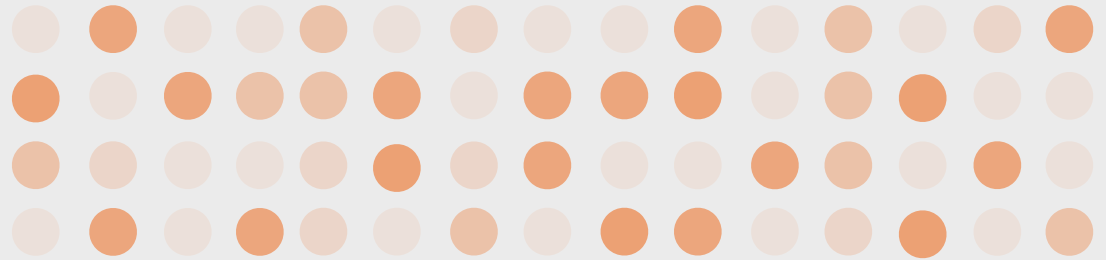
RentPro is our bespoke online system. You can use RentPro to access all property documents; view all tenant correspondence, download payment schedules, access marketing information, rent accounts, maintenance reports, invoices, payments and much more at the click of a button.

Your account manager can walk you through RentPro to make sure you're up to speed on how the system works and how it can act as a powerful tool for you as a landlord and for your accountant at the end of the year.

As part of our management service we ensure the smooth running

of your property, from chasing rents, to ensuring that maintenance jobs are completed at a competitive price, quickly and efficiently. Our team ensures that the property has the eleven safety certificates, inspections, inventory and that the property complies with any changes of legislation and constant work to make sure costs are minimised where possible.

# THE FEES



Simple fee structure; with no hidden costs.

	OUR FEES	OTHER AGENT 1	OTHER AGENT 2
MANAGEMENT FEE	14%	8% + VAT	12% + VAT
SET-UP FEE	£0	£495	£295
TENANT FIND FEE	£0	£650	£490
INVENTORY FEE	£0	£199	£179
PROPERTY VISITS	£0	£40 (Per Visit)	£45 (Per Visit)
MANAGED WORKS*	0%	15%	11%
INSPECTION FEE	£0	£40 (Each)	£125 (Each)
TOTALS	-£2,660 (Inc VAT)	-£3,614 (+VAT)	-£3,754 (+VAT)


Based on a 5 bedroom property achieving a gross rental income of £19,000, including £1000 of works, 5 inspections and general property visits for meter readings.

\* Managed works over £3,000 could include further management costs.

At Student Housing our fee structure is all inclusive, we don't charge a set up fee, a tenancy renewal fee, a 'Professional Service Fee' or any other hidden fees.

We also provide you with a dedicated account manager who is your direct contact.

Unlike other agents we include all our costs in our management fee percentage, we will never charge additional fees.

An aerial photograph of a historic city, likely Oxford, featuring a large cathedral with two prominent spires. The city is characterized by dense, old buildings with red-tiled roofs and many chimneys. The image has a warm, orange-toned overlay. A large white circle is centered over the cathedral.

# *Student Housing*