



HMO STRATEGIES

FOR HMO LANDLORDS

If you are already running an HMO, then this is for you.

We know running an HMO can be high maintenance, time-intensive, and sometimes unprofitable, in what feels like a competitive, stringently regulated environment.

Compared to single-let rental properties, HMOs often have higher tenant turnover and need more active tenant management, greater involvement to manage, and more repairs.

With the minefield of ever-changing legislation associated with HMOs, managing an HMO efficiently inevitably benefits from specialist knowledge.

We often find that self-managing landlords are frustrated by a continuous struggle to fill HMO rooms, with similar frustration experienced by those who delegate management to high street letting agents who, for the most part, are not HMO specialists.

HOW WE CAN HELP

We specialise in HMO management and have designed the solutions we offer around what HMO Landlords tell us about their experiences when trying to run and manage their HMO properties.

YOUR EXPERIENCE?

 I'm unhappy with my agent.
Self-managing is a headache.
I'm moving out of the area or retiring.

 My rooms are sometimes empty.
I have tenant rent arrears.
I have costly voids.

 I struggle to find & manage quality tenants.
I spend too many evenings & weekends dealing with tenant maintenance calls.

 Collecting rent is a hassle.
I don't have time to manage maintenance.

 I'm fed-up with sky-high utility bills.

 I can't guarantee my cash flow.
I can't access & invest rental income till it's due.
I can't release funds to refurb other property.

OUR SOLUTIONS!

  We'll professionally manage your HMO for you!
In some cases, we offer FREE management!

  Guaranteed rent, every month, even with empty rooms!
No more voids!

  Free refurbishment & professional tenants!
We manage your tenants, so you don't have to!
We are your tenants' contact; we deal with tenant calls!

  Hassle-free!
We take care of everything!
We keep your property maintained!

  We pay all your bills!

  For a fixed fee with no hidden costs, guarantee your cash flow! Transfer rent collection risk to our unique, innovative Rent in Advance service and receive rent in advance every six months*.

*Once we've collected the first month's rent, we advance you six months' rent. Six months later, you get another advance of six months' rent.

To help landlords like you cope with these experiences, we offer specialist management solutions ranging from a basic HMO rental package to a fully managed HMO rental package.

We know managing an HMO can be a struggle, so we've designed our fully managed HMO rental package to offer you, the landlord, a completely hands-

off service if that's what you need.

If you feel you don't need the complete package, we offer a basic rental package, where you retain control of much of the day-to-day management.

If you prefer something in-between, we can design a bespoke solution around what you're comfortable with and the experience you'd like to have.

We appreciate that everyone's circumstances are inevitably different, so before we do anything, we'll sit down with you and have a conversation about how we can work together, and tailor a strategy to meet your needs.

Rest assured, our specialist HMO packages strive to focus on harnessing cost-effective management tactics and proven processes to maximise returns on your HMO investment. Whatever your experience and expectations, we'll do our level best to engineer a solution that works for you.

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"ONCE I STARTED USING THE SPG HMO MANAGEMENT PACKAGE I FINALLY HAD TIME TO ACTUALLY HAVE A LIFE!"



FULLY MANAGED HMO RENTAL PACKAGE

We provide an experienced professional team to manage your property and, depending on our agreement with you, at no cost to you.

Our agreement with you may include:

- Renting the property units to tenants as an HMO
- Paying you a guaranteed monthly rent
- Employing a cleaner and gardener to maintain the property to a high standard
- Taking responsibility for small repairs and maintenance on the property
- Paying for all utilities, including council tax, broadband, TV license etc.
- Fully furnishing the property, and taking care of any small improvements as needed
- Performing regular inspections (with company representatives if rooms are corporate lets)

While this service may require long-term lets of up to five years in some cases, there are:

- NO Agent Fees
- NO Tenant finding fees
- NO Inventory costs

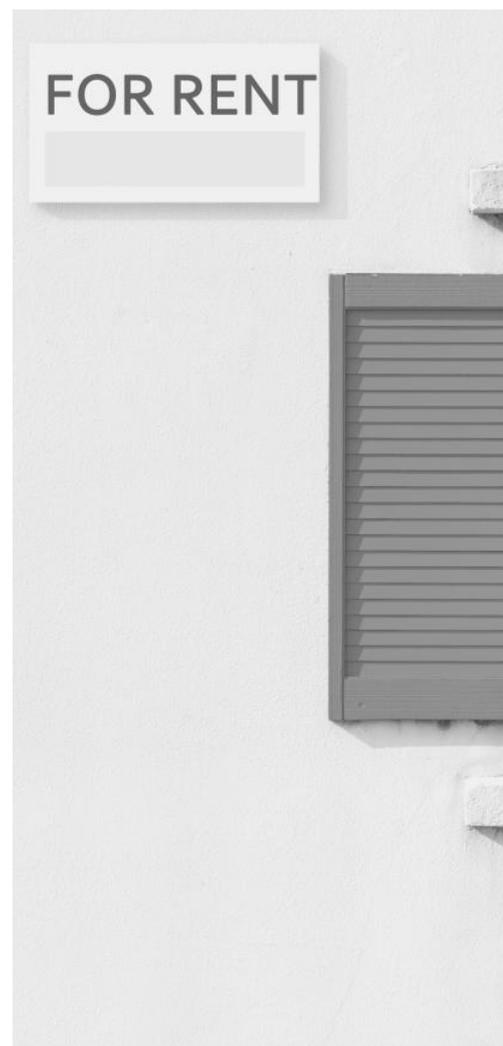
BASIC HMO RENTAL PACKAGE

In contrast to our fully managed package, our basic package is a straightforward agreement with you to:

- Rent the units in the property to tenants, as an HMO
- Pay you a guaranteed monthly rent

You remain responsible for the property's day-to-day management and all associated costs, disbursements, repairs, and inspections.

If you employ a separate agent to deal with these aspects, you also remain responsible for contacting and communicating with them and for paying them.



HOW IT WORKS

1. We sit down with you to discuss your property, your expectations, and the type of service you want.
2. We assess how we can help and let you know what guaranteed rent we can offer
3. Depending on our agreement with you, we'll make any remedial changes needed to your property
4. We'll find, install, and manage professional tenants for your property
5. We'll pay you monthly guaranteed rent for the next five years



WHAT WE CHARGE

Every HMO will be unique in its requirements and management workload, so we take each property on a case-by-case basis rather than publishing a standard fee.

We will always tell you what we intend to charge before we enter into a contract with you.

THINKING OF SELLING?

If you'd prefer to sell your HMO rather than use our management service long-term, then we've still got you covered.

Our investors pay a premium for high yielding HMOs with well-run management in place.

If you want to enhance your investment return, we'll work with you to maximise your income. Once your HMO is running efficiently, we'll offer it out for sale to our database of investors.

WE BUY, SELL AND RENT HMOs!

E-mail or call us for a friendly chat to find out what guaranteed rent we'll pay for your HMO!



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