

TRUSTED BY
LANDLORDS
IN THE
MIDLANDS

GUARANTEED RENT SOLUTIONS



PROFITABILITY GUARANTEED
FOR YOUR PROPERTY

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2019

PREM PROPERTY

INTRODUCTION

Secure Profitability for Property Investors with Guaranteed Rent Solutions

Investing in property should be both rewarding and straightforward, that's exactly what we offer at Prem Property. Specialising in the Midlands and Greater London, our Guaranteed Rent Solutions make your investment journey simple and hassle-free. By combining property management and procurement in all our services, we provide a unique approach that sets us apart from other agents in the industry.

You might be thinking, "If it sounds too good to be true, it probably is." We understand your scepticism, so we'd like to explain in clear terms how our process works. Every property investor aims to secure a steady rental income. While there are several ways to guarantee this, they often vary in effectiveness and reliability. In this eBook, we'll show you how our approach ensures consistent and dependable returns.

We take care of your property throughout the entire long-term lease, so you can relax and enjoy the guaranteed profits. By choosing Prem Property, you're selecting a partner who looks after every detail, ensuring your investment is successful and your property is in safe hands.



Guaranteed Rent Made Simple for Landlords

GUARANTEED RENT

Guaranteed Rent, also known as Rent to Rent, is where an individual or company takes an interest in a property for a period of time from a landlord and guarantees to pay a fixed rent. As explained by Property Redress, this approach ensures landlords receive a steady and reliable rental income, regardless of whether the property is occupied.

At Prem Property, we offer Guaranteed Rent Solutions that simplify your property investment, providing a fixed rental income every month, even if the property is vacant. We handle everything from sourcing and rent collection to dealing with unexpected vacancies, ensuring a seamless experience for landlords. Our dedication to maintaining your property to the highest standards preserves its value and transforms your investment into a truly passive experience.

OUR PROVIDERS

We partner with trusted providers who have strong reputations and solid relationships with local authorities, or aspiring providers that have gone through robust quality assurance and in-depth training to work with us. They handle occupant sourcing and support, ensuring your property is occupied by individuals who will care for it.

This collaboration not only keeps your property in excellent condition and your rental income consistent but also makes a positive impact. By providing housing for vulnerable individuals or those in need of support, your investment contributes to improving lives and strengthening communities.



Supporting Communities: The Prem Property Difference

At Prem Property, we do more than manage properties, we help support people in need. By connecting your property with providers of temporary accommodation, supported living, supported accommodation, and residential care homes, we ensure your investment makes a positive difference in people's lives. As a landlord, this means you can secure a steady income while contributing to the well-being of others.

We act as the eyes and ears of the landlord. Unlike other agents, we go the extra mile to care for your property throughout the tenancy. Here's what makes us different:

Compliance Management

Maintenance Management

Communication Management

Schedule of Condition

Guidance on Insurance,
Furnishing & More

Marketing to
Guaranteed Rent Providers

Negotiating Favourable Terms

By choosing Prem Property, you're selecting a partner who looks after every detail, ensuring your investment is successful and your property is in safe hands.

**Renting with NO Voids with
Prem Property**



No missed rent



No agents fees



No stress



HOW GUARANTEED RENT WORKS SIMPLE & TRANSPARENT

At Prem Property, our Guaranteed Rent Solutions are straightforward and easy to understand. We work closely with a network of trusted providers, industry partners, and local councils. Our strong connections mean we are well-known and respected, with a growing number of landlords already benefiting from our services.

We work with providers of:

- Temporary Accommodation
- Supported Living
- Supported Accommodation
- Residential Care Homes

Transparency is at the heart of everything we do at Prem Property. We make money by charging providers for the services we provide, aligning our success with yours.

Our role is to create long-lasting and profitable relationships between landlords and investors. By keeping our processes open and clear, we ensure you understand exactly how our Guaranteed Rent Solutions work. This approach not only secures your investment but also contributes positively to the community by supporting those in need of quality housing.



SAVE TIME. GROW FASTER. IMPACT COMMUNITIES. WITH PREM PROPERTY



A Look At The Figures

With property values and rental demand steadily rising in the Midlands and Greater London, Guaranteed Rent Solutions provide security for your investment. Let Prem Property handle the details while you enjoy consistent profits and a growing market.

	Without Prem Property	With Prem Property
Monthly Rent	£1200/pcm	£1100/pcm
Annual Rent	£14,400	£13,200
Typical Voids Per Year	£2,400	£0
Tenant Finding & Management 10%	£120/pcm	£0/pcm
Maintenance	£150/pcm	£0/pcm
Monthly Profit	£730/pcm	£1100/pcm
Annual Profit	£8,760	£13,200

FAQs at a Glance

*Here are clear answers to some of the most common questions about our Guaranteed Rent Solutions.
Find out how it works and what you can expect*

How is the rent amount determined?

The guaranteed rent amount is based on factors like your property's location, size, and condition. We'll assess your property and offer a competitive rate that reflects current market values. Contact us to arrange a free valuation.

What types of properties are eligible for guaranteed rent schemes?

We work with a wide range of residential properties, including family houses, flats, shared house, and even larger properties like blocks of flats and residential care homes. If you're unsure about your property, feel free to get in touch, we're happy to discuss your specific situation.

How long are the contracts?

Our contracts are flexible and can range from one to five years or more, depending on your preferences. We're happy to customise the agreement to suit your needs.

SAVE TIME. GROW FASTER. IMPACT COMMUNITIES

Prem Property aims to provide a dedicated, long-term property management service for landlords. Beyond our guaranteed rent arrangement, we deliver comprehensive support to ensure your investment remains profitable and well-maintained:

- Rent Collection and Disbursement
- Quarterly Property Inspections
- Communication Management
- Compliance Management
- Marketing and Lease Arrangements
- Maintenance Management
- Professional Schedule of Condition Preparation
- Additional Professional Services

At Prem Property, legal and compliance are core to our business. We carry out detailed checks on both landlords and Guaranteed Rent Providers to ensure everything meets funding, insurance, licensing, and planning requirements. For Guaranteed Rent Providers, we also review their directors, company history, insurance, and contract status. This thorough process ensures the lease arrangement is secure and safe, giving landlords peace of mind throughout the lease period.

Our approach makes a real difference in the communities we serve, giving both landlords and providers the confidence to rely on our solutions. By focusing on reliability, compliance, and dedicated support, we offer a hassle-free experience. We are committed to building strong relationships based on openness, respect, and a shared goal of providing safe, high-quality homes for those who need them most.

**CALL US & LEARN MORE
ABOUT OUR SERVICES**

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