GOLD KEY
PROPERTY MANAGEMENT

Guaranteed Rent for Landlords



What is a Management Agreement?

Typically, a landlordwill havean AssuredShorthold Tenancy (AST) Agreement with a tenant. However, a company lease occurs when an agreement is established between the landlord and a company to rent the property for a specified duration. As part of this arrangement, the landlord permits the company to carry out its business operations within the premises in return for the rental payments.

What we do?

The company rental option we offer is distinct from standard arrangements. In this model, the landlord gains numerous advantages from our services. Gold Key Property engages in leasing the property from the landlord and subsequently utilizes the space to accommodate the needs of clients requiring short to medium-term lodging in the area, ranging from several days to one month as well as the long term tenants.



What are the benefits of working with us?

Weare convinced that ourcorporateleaseservicesurpassesthe conventional Assured Shorthold Tenancy (AST) path for landlords. Below are some of the benefits we provide.



Guaranteed Rent

Weensuretimelyandcomplete payments every month, consistently and without any fees.



Free Refurbishment

We offerminor refurbishments, such as painting the walls and replacing furniture in your property, if necessary.



No Troublesome Tenants

Youwill nolonger needtoconcern yourself with managing difficult tenants, handling evictions, or pursuing overdue rent payments.



No Void Periods

Youwon't experienceany void periods for the length of the contract, eliminating the worries associated with empty properties!



Long-term Stability

Benefit from asteadyand reliable income stream over a determined period, allowing you to concentrate on different facets of your life. Our contracts typically range from 3 to 5 years.



House Professionally Cared For

Yourpropertywill be maintainedwithweekly cleaning by a

professional team and will undergo regular inspections by our staff.

WE ARE WORKING CLOSELY WITH LANDLORDS!

Real life example:

It's beneficialto outlinethe advantages we provide, so it's crucial that

we present actual figures for a clearer understanding. Below is a case study comparing the experience of a Sheffield landlord utilizing our services to that of one with an AST tenant:

AST Tenant

Rent £1,000.00 Management fee (10%) (£100.00) Maintenance (5%) (£50.00) Voids (10%) (£100.00)
Rent arrears Landlord risk
Court costs Landlord risk

Net rent	£750.00
Yearly income	£9,000.00

Gold Key Property

Rent	£900.00
No managementfee	0.00
No maintenance	0.00
No void periods	0.00
Rent arrears	N/A
Court costs	N/A
Net rent	£900.00
Yearly income	£10,800.00

Gold Key Property has helped the landlord achieve **£1,800** more cashflow for the year

With Gold Key Property, there are zero management fees, minor repairs are handled, and the landlord's rent is assuredly guaranteed. Beyond monetary advantages, the landlord is freed from the need to spend time overseeing our services. For this particular landlord, maintaining the property in excellent condition, especially following recent refurbishments, was a significant priority.

What is the full process?

We operate with complete openness and transparency. It's essential for landlords to grasp our business approach to ensure peace of mind and foster a strong relationship. Here is our 5 step process:



1. Viewing the Property

We will inspect the property to confirm it aligns with our standards and is appropriate for our clients.



2. Offer & Agreement

Should the property meet our requirements, we will submit a formal proposal. Upon acceptance of the offer, we will collaborate with the landlord to discuss and finalize the contract terms, ensuring they are favorable for both parties. We recognize each landlord is unique, so we maintain flexibility regarding the terms.



3. Preperation

After obtaining the keys, we will commence preparations on the property, which may include refurbishing, decorating, furnishing, and tidying, as needed.



4. We accommodate

Once the property is prepared, we serve our clients by providing premium short to medium-term accommodation. This is our primary revenue source. Given the labor-intensive nature of our service, we are able to charge a modest premium above the monthly rent we pay to the landlord. We also turn houses into mini HMO's and manage existing HMO's on the same conditions.



5. Extend or Return

As the agreement nears its conclusion, we will notify you whether we intend to request an extension or plan to return the keys to the property. We are committed to ensuring that your property is returned to you in the same condition, if not in a better state, than when we received it.

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CONTACT US

About Us

As a letting agents with extensive experience, we have a profound understanding of the market. Our commitment to excellence is evident in every transaction we handle. Our approach is centered around creating 'win-win' scenarios, ensuring that everyone involved in a transaction is satisfied and receives outstanding service. This dedication not only helps in building lasting relationships but also in maintaining a high standard of professionalism.

Our Service

- Guaranteed Rent
- Property Management
- Serviced Acommodation
- HMO Management

Contact Us

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