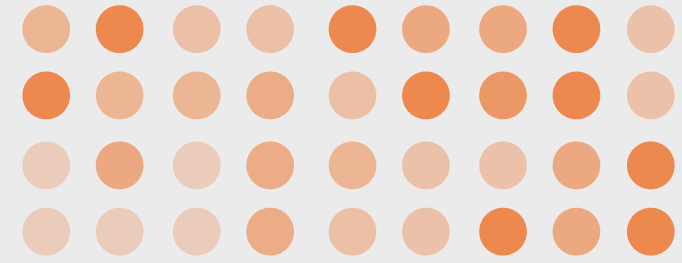


# *Student Housing*

**FULLY MANAGED  
WELCOME HOME**

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# OUR TEAM



1

MEET THE TEAM:  
WHO WE ARE & WHAT WE DO

## STUDENT HOUSING NOTTINGHAM (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.

95% of our business comes from referrals.



**"A\* SERVICE AND  
ALWAYS GO ABOVE  
AND BEYOND"  
- A.BLACKMORE**



# INCLUDED SERVICES

01 | MARKETING

02 | VIEWINGS

03 | GUARANTORS

04 | CONTRACTS

05 | INVENTORY

06 | RENT COLLECTION

07 | NEW LEGISLATION

08 | MAINTENANCE

09 | INSPECTIONS

10 | SAFETY CHECKS

11 | ARRANGED WORKS

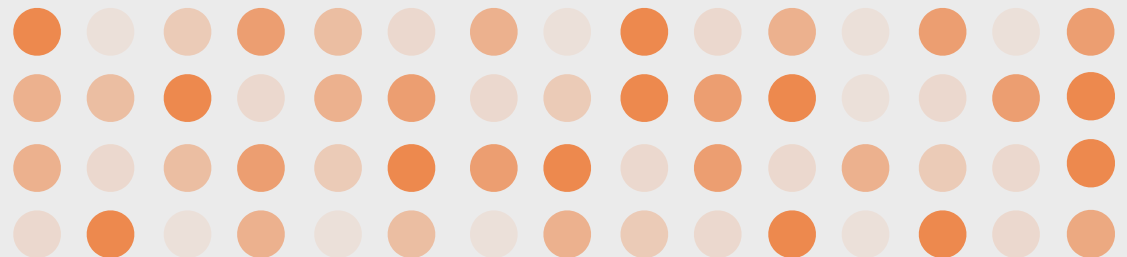
12 | RENT STATEMENTS

13 | RENT REVIEWS

14 | EMERGENCY CALLS

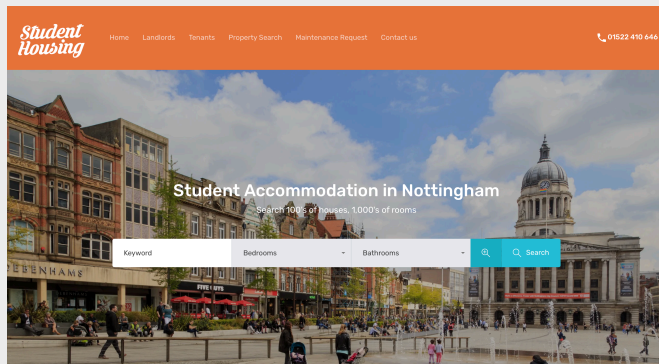
15 | INVESTMENT ADVICE

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 such as our bills management service or our bespoke refurbishment service.



# THE MARKETING

## ONLINE & IN BRANCH



### STUDENT HOUSING WEBSITE - #1 GOOGLE RANK

In 2023 it was reported that 93% 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.

We also list on more 3rd party websites than any other agency in the city, ensuring maximum exposure for your property.



The University of  
Nottingham

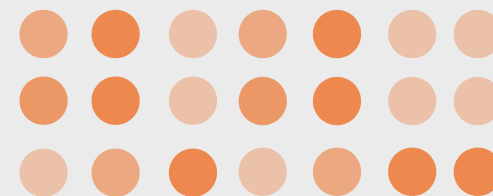
UNITED KINGDOM • CHINA • MALAYSIA



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



# 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.

**EPC**  
**BILL CAP**

Nottingham isn't a Bills Inclusive City, but in order to stay competitive we market 100% of our properties as inclusive of utility bills. Our tenancy agreements allow for a capped allowance on utilities based on the EPC rating.

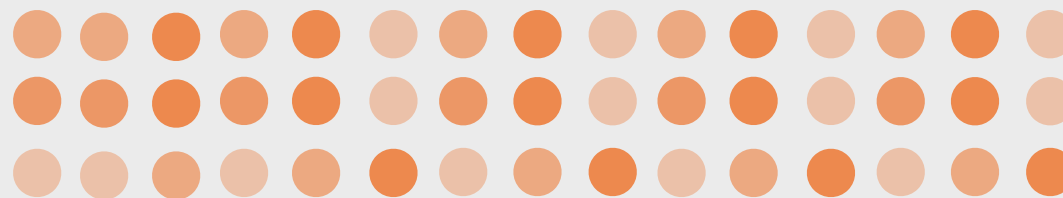
If the tenants go over this allowance they will be liable for any charges.

**£300**  
**DEPOSIT**

Our standard contract requires a deposit of £300 per tenant. The Deposit must be stored within MyDeposits 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.

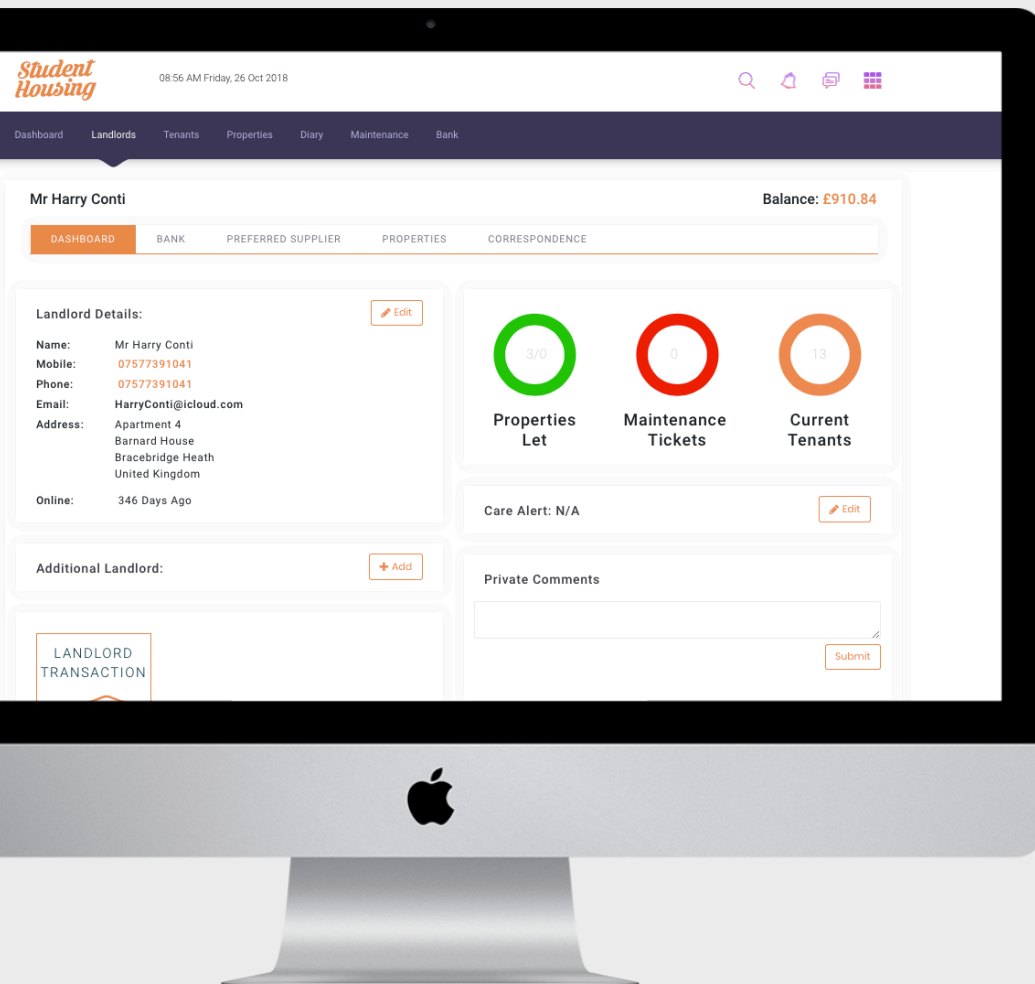
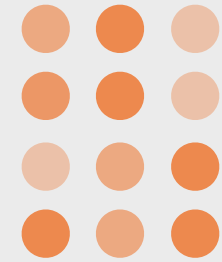
# THE RENT



Students receive a government loan for accommodation, study and maintenance. This loan is paid over 3 dates each year, Typically in September, January and April. The rent is paid by students "Semesterly In Advance" as well as an initial months payment 14 days before the tenancy start date. The above calculation is based on a 3 bedroom property achieving a gross rental income of £19,000 split evenly between each tenant.

Based on our understanding of the student market, students typically prefer to pay in this way, meaning they can plan for their finances during the year knowing their accommodation has been paid for and any remaining loan is budgeted.

# THE MANAGEMENT



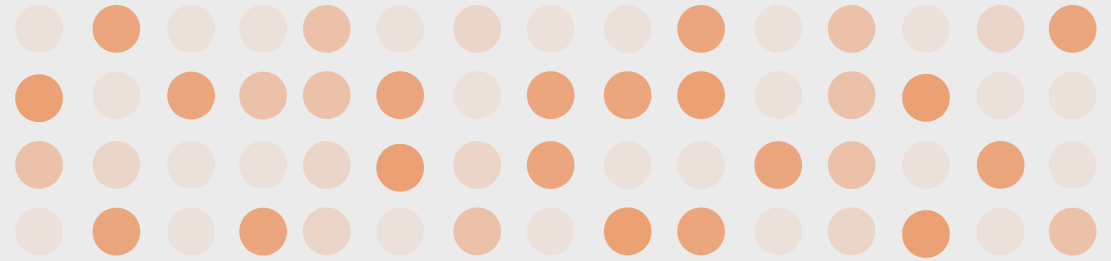
RentPro is our bespoke online system. You can use RentPro to access all property documents; view all tenant correspondence, download payment schedules, access marketing information, rent accounts, maintenance reports, invoices, payments and much more at the click of a button.

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	15%	8% + VAT	12% + VAT
SET-UP FEE	£0	£495	£295
TENANT FIND FEE	£0	£450	£490
INVENTORY FEE	£0	£99	£179
PROPERTY VISITS	£0	£40 (Per Visit)	£45 (Per Visit)
MANAGED WORKS*	0%	15%	11%
INSPECTION FEE	£0	£0	£125 (Each)
<b>TOTALS</b>	<b>-£2,850 (Inc VAT)</b>	<b>-£3,114 (+VAT)</b>	<b>-£3,754 (+VAT)</b>

Based on a 3 bedroom property achieving a gross rental income of £19,000, including £1,000 of works, 5 inspections and general property visits for meter readings.

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


At Student Housing our fee structure is all inclusive, Unlike other agents 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.

We offer an additional bills management service priced at 2.5% of rent collected (Inc VAT).



A scenic view of a university campus. A stone path leads from the foreground towards a large, classical-style building with a prominent clock tower. The scene is framed by a white circle. The background is filled with lush green trees and a sky with scattered clouds. The overall color palette is warm and golden, suggesting a sunset or sunrise.

*Student  
Housing*