

# Guaranteed Rent



Looking to let out your single property or a whole portfolio without the headaches of tenant management? Look no further! At Pure Estates, we offer a complete management service, including our highly sought-after guaranteed rent services, specifically tailored to meet the needs of landlords like you.

#### Benefits of Choosing Pure Estates' Guaranteed Rent Services:

1. **Flexible Lease Terms:** We offer leases ranging from one to five years, allowing you to secure a stable income stream while ensuring your property remains occupied throughout the lease period. Bid farewell to the worries of finding tenants or handling property maintenance; we've got it all covered.
2. **Uninterrupted Rental Payments:** With our Rent Guarantee package, you can expect timely rent payments on a monthly basis, as long as the tenant continues to occupy your property. Best of all, we eliminate any additional fees, making it a seamless and cost-effective choice for you.

#### Terms and Conditions for Enjoying Our Guaranteed Rent Services:

1. **Property Condition:** We value your property just as much as you do. Before any agreement is made, we'll conduct a thorough inspection to ensure it meets our standards of cleanliness and habitability.
2. **Essential Certifications:** To comply with safety standards, all properties must possess valid Gas and Electricity certificates, along with 3\* Gas cover, proof of ownership, and buildings insurance. Don't worry; we can assist you in obtaining these certifications for a nominal fee.
3. **Furnishing Requirements:** Occasionally, your property may need some furnishing for tenant convenience. From sofas, dining tables, and cookers to fridge freezers and bedroom essentials, we'll ensure your property is well-equipped to meet tenant needs throughout the lease term.
4. **Inspection and Consultation:** We believe in transparency and collaboration. An inspection will be conducted in your presence, where we'll discuss all aspects of the scheme and address any questions you may have.
5. **Formal Agreement:** All necessary applications, forms, and contracts will be signed in our office, with witnesses present. Your property will not be advertised or tenants found until these essential terms and conditions are signed.
6. **Preparing Your Property:** After signing the agreement, we'll conduct a comprehensive survey of your property and provide you with a list of any necessary works or furnishings needed for a swift rental process.
7. **Ongoing Maintenance:** To ensure your property remains in excellent condition, routine checks will be conducted. You can choose to handle annual Gas and Electricity certificates yourself or rely on us to handle it for an additional cost.
8. **Final Inspection:** Once all the required work is completed, we'll perform a final inspection to ensure your property is in tip-top shape and ready to be let.
9. **Tenant Placement:** Typically, we'll find a suitable tenant for your property within five working days of the lease term's start. Monthly rent payments will then be directly credited to your account until the lease concludes.

Embrace the Convenience, Embrace Pure Estates:

Join the growing list of satisfied landlords who have experienced the ease and profitability of our guaranteed rent services. Hand over the reins of property management to our expert team, and relish the assurance of a steady income stream without the stress. Your property's prosperity is our priority.

Contact Pure Estates today to embark on a journey of seamless property management and unparalleled peace of mind!

Name in full: \_\_\_\_\_

Your Address: \_\_\_\_\_

\_\_\_\_\_

Address of property: \_\_\_\_\_

\_\_\_\_\_

Telephone number:

Home: \_\_\_\_\_

Work: \_\_\_\_\_

Mobile: \_\_\_\_\_

Email: \_\_\_\_\_

Bank Account Details:

Account name: \_\_\_\_\_

Sort Code: \_\_\_\_\_

Account Number: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Welcome Home to Pure Estates: Your One-Stop Shop for All Your Property Needs!

Dear Landlords,

Are you looking for a trustworthy partner to take care of all your property management needs? Look no further! At Pure Estates, we welcome you to experience a truly personalized and hassle-free approach to property management.

Q: What does Pure Estates offer to landlords like me?

A: Pure Estates is your dedicated companion in the world of property management. We provide a comprehensive range of services tailored to meet your specific needs, whether you have a single property or an entire portfolio to let out. From tenant placement and maintenance to guaranteed rents, we've got you covered.

Q: How long are your lease terms, and what are the benefits?

A: We offer flexible lease terms ranging from one to five years, allowing you to secure a stable income stream while ensuring your property remains occupied throughout the lease period. With our comprehensive property management services, you'll no longer have to worry about finding tenants or handling maintenance issues – we take care of it all.

Q: How does your guaranteed rent service work?

A: Our Rent Guarantee package ensures you receive rent payments on a monthly basis, provided the tenant remains in your property. The best part? You won't encounter any additional fees, making it a seamless and cost-effective choice for you.

Q: What are the requirements for my property to be eligible for your services?

A: We understand the importance of property condition and safety. Before any agreement is made, we'll conduct a thorough inspection to ensure your property is clean, habitable, and meets our standards.

Q: Do I need to provide any certifications?

A: Yes, to comply with safety regulations, all properties must have valid Gas and Electricity certificates, 3\* Gas cover, proof of ownership, and buildings insurance. If you need assistance obtaining these certifications, our team can handle it for a small fee.

Q: Will you assist with furnishing my property?

A: Occasionally, some properties may require furnishing to attract tenants. From sofas, dining tables, and cookers to essential bedroom items, we'll ensure your property is equipped to meet tenant needs throughout the lease term.

Q: How do I get started with Pure Estates?

A: It's easy! Our first step is an inspection of your property in your presence, where we'll discuss all aspects of the scheme and answer any questions you may have. After signing the agreement, we'll perform a full survey of your property to identify any necessary works or furnishings. Once everything is set, we'll find suitable tenants and ensure monthly rent payments are made directly to your account.

Q: How will you maintain my property throughout the lease term?

A: Rest assured, routine checks will be conducted to keep your property in excellent condition. You have the option to handle annual Gas and Electricity certificates yourself, or you can rely on us to take care of it for an additional cost.

Q: What happens once the lease term ends?

A: At the end of the lease term, you can decide whether to continue with us or explore other options. We value your satisfaction, and we'll be glad to discuss the best course of action based on your preferences.

Introducing Pure Estates: Your Ultimate Partner in Hassle-Free Property Management  
Looking to let out your single property or a whole portfolio without the headaches of tenant management? Look no further! At Pure Estates, we offer a complete management service, including our highly sought-after guaranteed rent services, specifically tailored to meet the needs of landlords like you.

#### Benefits of Choosing Pure Estates' Guaranteed Rent Services:

1. **Flexible Lease Terms:** We offer leases ranging from one to five years, allowing you to secure a stable income stream while ensuring your property remains occupied throughout the lease period. Bid farewell to the worries of finding tenants or handling property maintenance; we've got it all covered.
2. **Uninterrupted Rental Payments:** With our Rent Guarantee package, you can expect timely rent payments on a monthly basis, as long as the tenant continues to occupy your property. Best of all, we eliminate any additional fees, making it a seamless and cost-effective choice for you.

## Terms and Conditions for Enjoying Our Guaranteed Rent Services:

1. **Property Condition:** We value your property just as much as you do. Before any agreement is made, we'll conduct a thorough inspection to ensure it meets our standards of cleanliness and habitability.
2. **Essential Certifications:** To comply with safety standards, all properties must possess valid Gas and Electricity certificates, along with 3\* Gas cover, proof of ownership, and buildings insurance. Don't worry; we can assist you in obtaining these certifications for a nominal fee.
3. **Furnishing Requirements:** Occasionally, your property may need some furnishing for tenant convenience. From sofas, dining tables, and cookers to fridge freezers and bedroom essentials, we'll ensure your property is well-equipped to meet tenant needs throughout the lease term.
4. **Inspection and Consultation:** We believe in transparency and collaboration. An inspection will be conducted in your presence, where we'll discuss all aspects of the scheme and address any questions you may have.
5. **Formal Agreement:** All necessary applications, forms, and contracts will be signed in our office, with witnesses present. Your property will not be advertised or tenants found until these essential terms and conditions are signed.
6. **Preparing Your Property:** After signing the agreement, we'll conduct a comprehensive survey of your property and provide you with a list of any necessary works or furnishings needed for a swift rental process.
7. **Ongoing Maintenance:** To ensure your property remains in excellent condition, routine checks will be conducted. You can choose to handle annual Gas and Electricity certificates yourself or rely on us to handle it for an additional cost.
8. **Final Inspection:** Once all the required work is completed, we'll perform a final inspection to ensure your property is in tip-top shape and ready to be let.
9. **Tenant Placement:** Typically, we'll find a suitable tenant for your property within five working days of the lease term's start. Monthly rent payments will then be directly credited to your account until the lease concludes.

## Embrace the Convenience, Embrace Pure Estates:

Join the growing list of satisfied landlords who have experienced the ease and profitability of our guaranteed rent services. Hand over the reins of property management to our expert team, and relish the assurance of a steady income stream without the stress. Your property's prosperity is our priority.

Contact Pure Estates today to embark on a journey of seamless property management and unparalleled peace of mind!