

Guaranteed Rent for Landlords



Due to a government scheme we are able to offer guaranteed rental rates for a guaranteed period if the property and the tenants meet certain criteria.

Once one of our experienced team has valued your property, we will offer you a set amount for a period of 6 - 12 months, which is renewable. This will be paid to you monthly on the same day every month regardless of whether the property is vacant or if the tenant residing in the property stops paying the rent. **There are no fees or commission payable with this scheme.**

Contract start date

Once you have vacated the property, we guarantee to start the contract the day a tenant moves into the property. If we are unable to find a suitable tenant within twenty-five days of you vacating the property, we will start the contract on the twenty sixth day excluding 10th December to 1st January.

Who is the tenant?

S&B Properties becomes your tenant and we assume all of the contractual responsibilities not just the payment of rent. For example should the person residing in the property refuse to vacate the property at the end of their contract or break the terms of the contract causing the need for legal action all costs involved in pursuing them will be met by ourselves.

Is the contract renewable?

Approximately twelve weeks before the end of the contract we will write to you and offer you a new contract for a further 6 - 12 months or give you the option of having the property returned to you. **There are no fees payable at renewal.**

Is there an inventory?

Once the property becomes vacant we will prepare a full inventory and take a comprehensive set of colour photographs to ensure a trouble free hand over when the property is eventually returned to you.

Property Maintenance

We will make periodic inspections of the property and a copy of the report will be kept on file. In the event of a maintenance problem occurring, whenever possible, we would first inform the Landlord allowing them the option of rectifying the problem utilizing their own resources. Alternatively, if instructed, we will arrange for a local contractor to carry out the maintenance. Once the work has been completed, a copy of the invoice will be sent to the Landlord and the invoice total deducted from the next payment due to the Landlord.

If you are interested in letting your property let our specialists do the vetting for you to ensure that you get quality tenants and manage your property to its maximum long term potential.

If you wish to make an enquiry or you want further information please fill out a contact form and a member of our team shall be in touch.

