



Guaranteed Rent Service ✓



“” The Guaranteed Rent Service has been a gamechanger for me. Not only have I saved time on the day-to-day management of my tenants, I have a guaranteed monthly income that I can rely on.



The UK's Number One for Guaranteed Rent*

Guaranteed rent 52 weeks a year – even if the property is vacant or if the tenant misses a payment!

One of the main reasons landlords come to Northwood is the total peace of mind provided by our Guaranteed Rent Service. We are widely recognised as the leading providers of this kind of specialist service. Unlike other "Rent Guaranteed" services we guarantee to pay your rent, even if your property is empty or the tenant misses a payment. Quite simply, it is a risk-free way to let out your property. You get a guaranteed monthly income; **we take on the risk.**

The Property Ombudsman, Landlord Action, Deposit Protection Service, My Deposits, and TDS understand that we are the leading specialist in this field and we regularly provide expert advice to these organisations simply because no other company can match our experience with 85 offices nationwide guaranteeing nearly £100 million of rent to our landlords.



* See northwooduk.com/no1

Guaranteed peace of mind

Thousands of happy landlords across the UK trust us to guarantee their monthly rental income and to look after their properties.

What you get.*

- A guaranteed rental income paid on time, every month
- You get paid even if the property is empty
- You get paid even if the rent is late or isn't paid at all
- No set up fees, monthly commissions or hidden costs and charges
- A guaranteed contract start date - no worrying about how long it will take to find a tenant
- We deal with all the tenant's questions and requests
- Regular property inspections and maintenance management
- If needed, we cover the court costs and the eviction process
- A guarantee that we will look after your property
- Internal condition guaranteed, subject to fair wear and tear, up to one and half months' rent

How does the Guaranteed Rent Service work?

Our Guaranteed Rent Service is far more than just rent insurance. **This is a guarantee that we will pay your rent on the same day, every month; even when the property is empty or the tenant misses a payment.***

Under the Service we effectively become your tenants, which means we take on the financial risk of paying your rent every month ourselves. Because we work this way, it is in our interest to find you great tenants, to manage them well and to look after your property. It's this investment in your property which makes our Guaranteed Rent Service unique in the market.

We are:

- The UK's leading provider of Guaranteed Rent since 1995.
- Currently working with over 20,000 landlords all over the UK.



* Subject to terms and conditions

How could it work for me?

Lots of people enjoy the benefits of having their rent payments guaranteed every month - all in very different situations. Here are some examples of how our Guaranteed Rent Service can make being a landlord a stress-free experience.

If you are a couple moving in together and you both already own a property

If you've ended up with a second property, but don't want the responsibility of being a landlord, being on the Guaranteed Rent Service means we handle all of the responsibility and financial risk. You have a guaranteed monthly income from your property; no risk, no legwork required.

If you are relocating or living abroad

If you have a property to let but don't live nearby, managing the process of letting it out, particularly things like finding and vetting tenants, can be tricky. With the Guaranteed Rent Service, we effectively become your tenants, so there is never any tenant changeover for you to manage. We handle the day-to-day running of the property, so it's in our interest to look after it to the highest standards. As we have taken on the responsibility to pay the rent, we will also introduce the best calibre tenants. We will keep you up to date with all tenancy changes and developments, so you can relax, knowing you're in safe hands.

For people who invest

If you have invested in a few properties, you could use the Guaranteed Rent Service to guarantee a monthly income and spread the financial risk across a number of properties. Managing multiple properties can be very time consuming, so using the service frees you up to maximise your investment potential.

If you have a small portfolio, where your rental income is at risk if one or two properties become vacant, then you could use our Guaranteed Rent Service to guarantee your monthly income and reduce your financial risk.

If you have a larger portfolio, taking up considerable time and effort to manage, you can use our Guaranteed Rent Service to free up your time so you can concentrate on maximising your investment potential.

We can also discuss finance options and make sure the payments from your properties are timed to suit your outgoings.

We can help you acquire additional properties and help you build your portfolio, leaving you free to concentrate on your day job.

If you're struggling to sell

Dips in the housing market can cause problems for many people, and if your property has been on the market for a while it can become costly, not to mention stressful. The Guaranteed Rent Service allows you to generate a regular guaranteed income until the market improves. Further to your property being let, when it does become time to re-market your property For Sale, our national network of offices allows us to promote your property to potential buyers, many of whom are in the buy-to-let market.

Looking to change from your current agent

At Northwood we are happy to discuss how to switch, and when would be the optimum time to switch from your current agent if you are not 100% satisfied with the service you are receiving. You may feel you are not getting the advice you need, or that your investment is not being handled as well as it should be. Northwood are happy to help you make a smooth transition.

Why Northwood?

We believe in building long term relationships with our landlords. On the Guaranteed Rent Service we are literally invested in your property, and we'll invest in our relationship with you too. Building trust is crucial to how we work.

“”

I cannot recommend Northwood enough. Every step of the way, the staff have been helpful, supportive and nothing has ever been too much to ask. Everything has been handled professionally, but in such a friendly manner too.

Part of building that relationship is our commitment to maintaining excellent communication. So whilst we handle the day-to-day management of the property and any communication with the tenants, we're always at the end of the phone if you have any questions, or if there is anything you want to discuss.

The Guaranteed Rent Service is all about taking the risk and the day-to-day grind out of being a landlord, whilst giving you the security that comes from a regular monthly payment. Your property is safe in our hands because it becomes our investment: we promise to look after your property as if it was our own.

With offices right across the country, we deliver the expertise and reach of a national network, with the personable experience you can only get from a team of friendly, local lettings experts. Excellent service really matters to us, which is why we are absolutely dedicated to going over & above in everything we do, providing outstanding customer service, every time.

National reach, local presence.

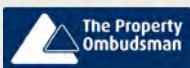
We're proud to be a national business, with over 85 offices around the UK, and over 20,000 landlords on our books. That means we've got a great perspective on national property market trends and a huge amount of lettings expertise to draw on. Our national compliance department means we offer expert advice on all the complex legal obligations you will need to meet as a landlord. But we're also immensely proud to be local lettings agents.

Every single one of our branches is owned and run by a brilliant Director, together with a team of trained local lettings experts who know the market that matters to you, inside out.

Over & Above.

We know that good, honest customer service and excellent communication are the things that make your life a little bit easier, so that's what we do. We promise that we'll always go over & above in everything we do to make your experience of lettings a great one. It's this dedication of great service that's won us many awards, voted for by our customers, including the allAgents Lettings Agent of the Year 2019.

allAgents is an independent review site - the TripAdvisor of the property industry, where customers can leave their feedback. This is a highly credible award in the industry, and a true reflection of the fact that customers really appreciate the great service we offer.



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northwooduk.com/wrexham

