



Make HMOs Work For You

We offer you a service which delivers a fully hands-off service to landlords who want their HMOs to work for them and don't want to work for their HMOs.

For people who **don't want to**

- Struggle to fill rooms
- Deal with non-paying tenants
- Endure high cost of utility bills
- Drown in masses of red tape

We will manage every aspect of your HMO from refurbishment (if required) to full property and tenant management. For us, it is a 24/7 operation. For you, it is passive income.

Let Us Do The Hard Work For You!

At Taylor & Co Properties we are HMO specialists and we understand exactly how to manage HMOs effectively to deliver your return. We are so confident that we:

Guarantee Your Rent. Every. Single. Month.

This is where the magic happens. No voids. Ever. Just sit back and watch the rent roll in.

Charge You No Fees. At All. Ever.

We don't charge you any management fees. We simply pay you the guaranteed rent

every month. We can do this because we charge tenants a slightly higher, yet affordable rent. We take the risk. If rooms are empty or utilities are high, you get paid and we don't.

Give You Total Freedom From Tenants

We are fully insured and will manage all aspects of your HMO. You never need speak to another tenant again. Unless you want to!

No More Utility Bills!

We'll pay all the bills. If tenants turn the heating to 24/7 Tropical, you still don't pay a penny.

No More Tenant Maintenance Calls!

No more calls at evenings or weekends. We'll be the point of contact for tenants. We'll manage works and even pay for minor works ourselves.

Keep Your Property In Excellent Condition

We need to be able to fill rooms quickly when people move on. This means we are highly incentivised to keep your property in move-in condition.

Avoid The Pitfalls

There are plenty of real life horror stories that tell us it's rarely plain sailing for landlords and things often go wrong.

HMOs are High Maintenance Operations and more and more landlords are finding that the HMO market is saturated, highly competitive, tightly regulated, extremely time consuming and, in some cases, unprofitable too. Most high street letting agents are not HMO specialists and struggle to fill HMO rooms.

How it Works

1. We'll let you know how much guaranteed rent we can offer you
2. We refurbish your property (if required)
3. We tenant your property with student or young professional tenants
4. We pay you guaranteed rent for the next 5 years
5. You sit back, relax and watch the rent roll in

Frequently Asked Questions

Do You Pay For The Refurbishment?

We can pay for the refurbishment. In this case we would pay you a lower guaranteed rent. This option is great if you don't want to invest in your property at the moment but want to reap the rewards of an improved asset in the future.

If you have money to invest, we can offer you higher rents and can also manage the refurbishment on your behalf.

What Happens At The End of 5 Years?

You can choose to renew with us or you may wish to sell your property. At the end of the contract you have the option to do whatever you choose. If we really like the property, we may offer to buy the property from you.

Refurbishment Service

Taylor & Co Properties provides a full refurbishment project management service for HMOs. Refurbs include minor cosmetic refurbs of redecoration and kitchen/bathroom upgrade to full renovations of multi-unit blocks using our own team of trusted contractors.

The Team

Taylor & Co Properties is run by married couple Dominic & Magdalena Taylor. As landlords, we deliver the service we wanted as landlords, driven by high quality, transparency and integrity.

We offer great homes for housemates and guaranteed returns to you.

We are a member of the Property Redress Scheme, the Deposit Protection Service and the Information Commissioner's Office to give you total peace of mind.

Contact Us

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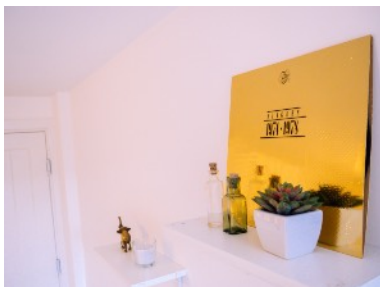
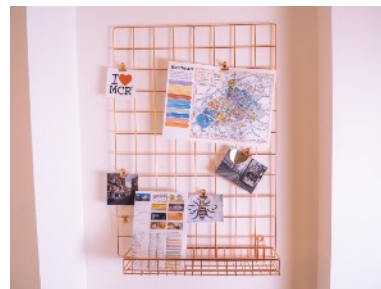
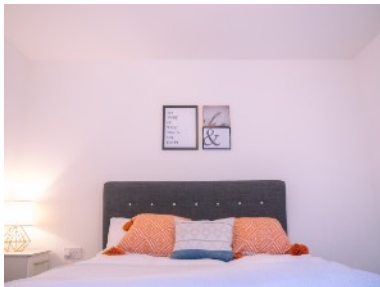
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See The Next Page For Examples!

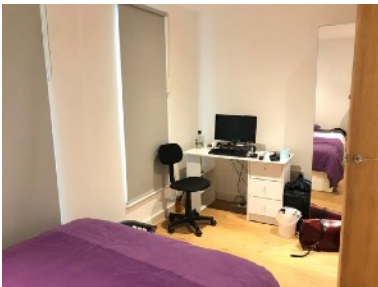
Examples of Refurbishments Managed by Taylor & Co Properties

Grove House



Eastbank Tower

Before



After

