

Landlords



Flexi

An invitation
to join our prestigious Flexi|Apartments®

Portfolio

www.flexi-apartments.com





“Thank you for all your hard work in getting my apartment up and running with bookings so quickly!”

“I am so ecstatic that you managed to let my apartment in the first week of becoming a Flexi landlord.”

“Thank you Flexi Team for all your efforts and dedication in securing me long term bookings in Flexi. I am very grateful.”

“Both my wife and I are excited about the prospects of Flexi Let. We are both very impressed with your approach and know that we are going to enjoy working with you.”

We are always looking to expand our portfolio to meet a growing demand. With an attractive rate of return, our **Flexi**Apartments offer landlords a new alternative to the standard rental market.

Introduction

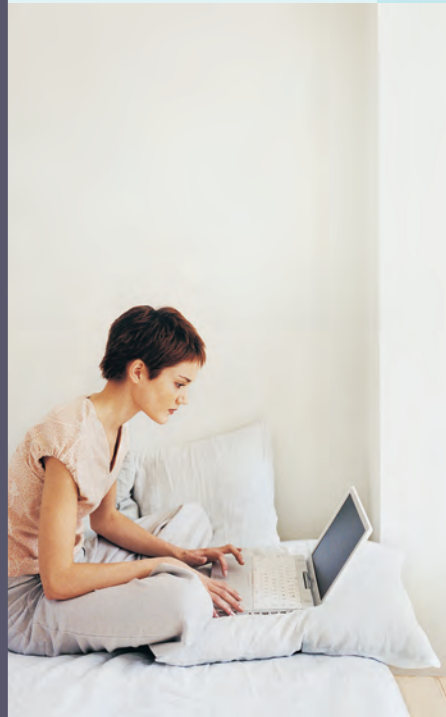
Recognising a gap in the rental market, we have developed a new concept and brand around the corporate arena. There has been a need for short and serviced accommodation for some time now and according to our research, this requirement is set to grow.

We have been satisfying the requirement for short term lets by offering suitable properties within our portfolio to both short and long-term customers. This widened the lettings market for our Landlords but in order to keep void periods to a minimum, we were unable to book ahead when the need arose.

Our aim is to offer corporate customers dedicated properties of the right quality and specification in order that we ensure we can always fulfil their booking requirements.

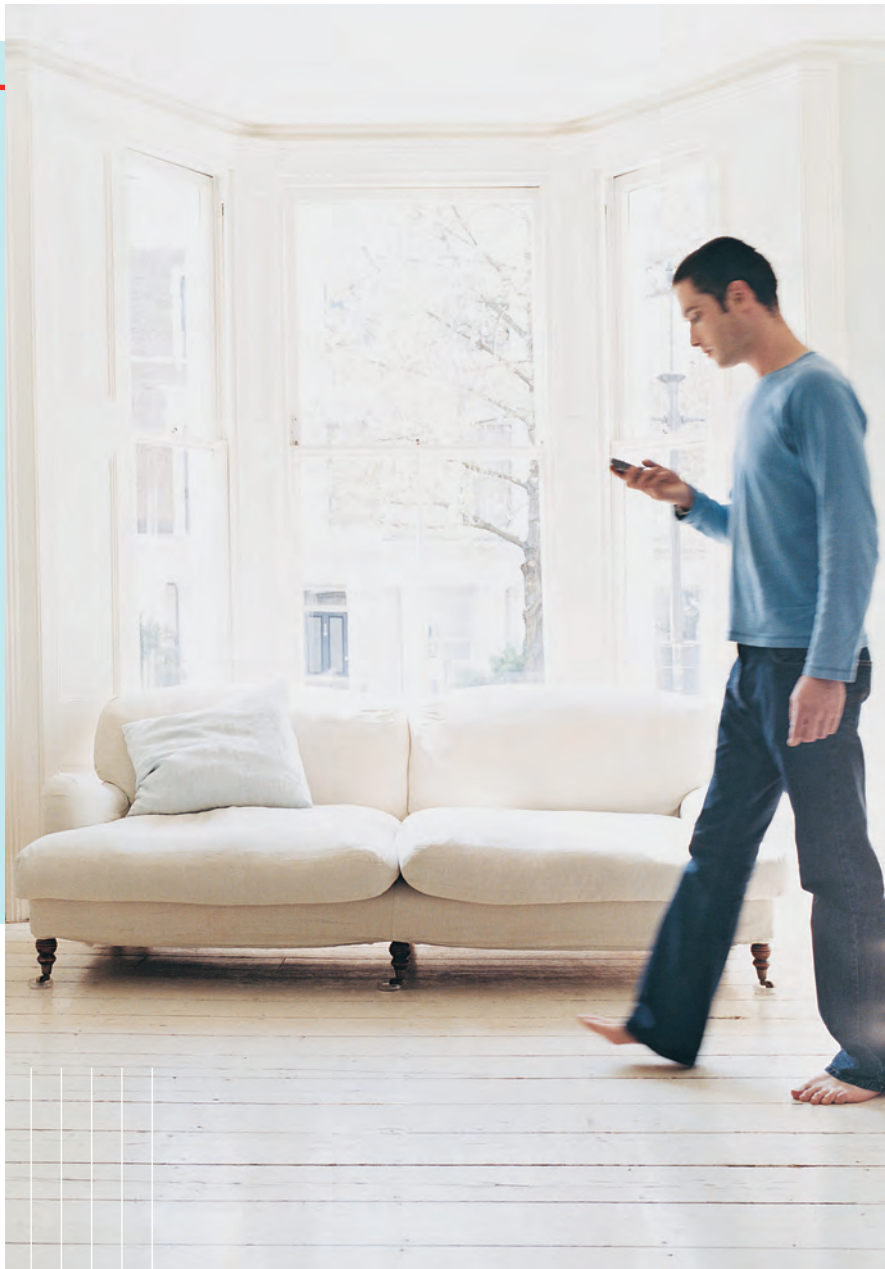
Investors placing their properties in this lucrative sector of the market will have the benefits of knowing that if their property is occupied for more than 50% of the year then their income levels will increase considerably beyond those that could be achieved in the standard market.

Not all properties will be suitable for this sector of the market and our decision will be binding.



Tel: 01483 883 920

email: info@flexi-apartments.com
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Specifications

Recommended Property Specification:

- Modern, up to date apartment in town centre block
- Built in the last 5 years
- Preferably with a lift
- Security entryphone system
- Burglar alarm (ground floor)
- Showers with good pressure levels
- Appliances: Cooker, microwave, fridge/freezer, washer/dryer, dishwasher
- Fully equipped kitchen
- TV / DVD / Video
- Telephone line – we will install an account based telephone*
- Alarm clock radio or CD player
- Wood/laminate floors or plain beige carpets
- Blinds or curtains to each window
- Good quality modern furniture
- Fully dressed with lamps, pictures and ornaments
- Bedding, minimum three sets per bed, linens & towels of good quality

* Charges may apply

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Tariff

There are two types of property in the **FlexiApartments** scheme:

1 bedroom, 1 bathroom & 2 bedroom, 2 bathroom

Apartment Type	Beds	Max. Occ.	Rent* Per Week
1 Bed / 1 Bath	1 double	2	£550
2 Bed / 2 Bath	2 doubles or double & twins	4	£800

*Based on a 7-day/6 night week

The following services are included in the above rates:

- Rent
- Utility costs
- Fresh linen and towels
- Broadband (where available)

We will also be offering these additional services at extra cost to the tenant:

- Domestic cleaning
- Linen & towel changes
- Airport transfers
- Key handover
- Breakfast grocery pack on arrival

Legal & Admin

Legal Considerations

The tenancy agreement will be simple, short and in plain English. As the tenant will be a corporate body the agreement will form a contract and will fall outside the Housing Act 1996. This means that the occupier is licensed by the tenant to stay in the property and has no right of tenure.

There will be no holding deposit but the corporate body renting the property will indemnify against damages.

An inventory will be prepared at the start of letting and the property will be checked and cleaned between tenancies. Any damages will be charged to the corporate tenant.

Administration

A float of £200 will be held on your account at all times to ensure that we have the funds to manage the property. The funds allocated for utilities will also be retained on your account to cover any utility bills received for payment.

You will receive a statement every month, whether or not there is a tenant, to show any movement on your account.