



www.bestbrightonholidaylet

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Introduction to prospective landlords.

Welcome to Best Brighton Holiday Let.

Based in Brighton we are a friendly professional team providing a unique service for landlords wishing to let their property.

With existing links to BHAFc and Sussex University we are able to provide corporate tenants and overseas students high quality accommodation.

We are currently looking to increase the corporate companies that we work with in Brighton and with a growing portfolio of properties are continually looking to add new ones.

We can advise you on how to make your property suitable for successful lettings either for the long term or short term let. If your property is well presented it will attract good tenants and a higher rental would be achieved.

We offer a personal check in and check out service, meeting the tenants at the property to welcome them.

We provide a welcome pack for all properties which contains information relating to the appliances, Wi-Fi codes, security codes, emergency telephone numbers and recommendations for local eateries, transportation and events.

Our cleaners are professional, flexible and reliable.

We are able to offer a competitive commission rate and advertise your property for free on our website and social media. Further commission reductions are available, should we have more than one of your properties in our portfolio.

Below are the most frequently asked questions by our landlords;

How much commission do you charge?

Holiday Let- Short Term – Commission 10% +VAT

Let- long Term (3-6 months or a year) – Commission 10% +VAT

If property Management required:

Minimum contract 6 months – 10% of the value of the long term rental –

Check in and out, inventory, reference checking, and customer support throughout, contract signing, payment management (deposit and rental)

How much deposit do you take?

Holiday Let:

£300 per booking on 2/3 bedroom apartments.

£500 on houses.

3-6 Month rental: One month's rental

Are there any additional charges?

If you would like us to supply linen we will charge accordingly.

Should any emergencies arise, we will have an authorised amount agreed by yourself to pay for materials and labour costs that may be incurred.

Cleaning costs. These are charged per hour, photographs will be taken at the checkout and when the cleaning has been finished.

Additional Charges Guidance rates:

Check in / Check out for rental over 3 months	£30 each – total for both £60
2 hours Cleaning	£30
1 set of bed linen wash/ iron and Change	£25 per bed

What is the Landlord responsible for ?:

- Own bills (electricity, wifi, heating, council tax)
- Advising dates when the property is required for own use.
- All repairs and maintenance that is required unless they request we do it
- They set the phone for incoming calls only so as to avoid phone bills.
- To provide a full set of plates, bowls, cups, glasses, cutlery, pots and pans
- They explain to their neighbours they will be letting out their property on short term lets

- Ensure the property has the appropriate Holiday let insurance (i.e. short term lets) insurance

What is the best way to maximise occupancy ?:

A one bedroom property can be advertised for 3/ 4 people (if a sofa bed is provided)

A two bedroom property can have zip lock beds rather than doubles so that the rooms can be made into twins.

A sofa bed will allow for an additional two people (max occupancy 6)

For four/five bedroom properties, in order to respect neighbours and prevent problems arising- families only or mature tenants to stay during the week, larger groups can stay Friday to Monday (larger properties attract people staying for hen nights, birthday etc).

Guidance Rates:

- Studio- £395 per week low season, £495 high season (May to start of Sep and Christmas & New Year week)
- One bedroom- £495 per week low season, £695 high season
- Two bedroom- £595 per week low season, £795 high season (depending on occupancy)
- Three bedroom- £695 per week low season, £895 high season
- Four bedroom- £995 mid week (Monday to Friday), £1,700 per weekend (based on occupancy of 12 upwards)

We also do longer rentals during the low season months to ensure our landlords have an income during this period. As the apartment will be fully furnish we probably can get 30% more than the normal monthly rental

What Kind of People Are Looking For Furnished Rentals?

People just moving into town that are beginning to look for a property to purchase, professionals on temporary work contracts and university students from out of town.

Foreign students are usually the best options, because their school year runs at least 8 months or longer, which is a pretty good term for a furnished rental and out of town students tend to come from good, financially stable families that often pay the rent for them in advance.

For short term rentals it's usually tourists and corporate renters.

Properties will not be let to:

- Groups -Anyone under the age of 23
- Tenants with pets (unless the landlord's provides a written agreement)
- Stag parties
- Anyone under the age of 18 years



**RESIDENTIAL LANDLORDS
ASSOCIATION**

Members of the Residential Landlords Association- Membership Number: 159567/O