



EVOSTAR
P R O P E R T Y

MANAGEMENT PACK

www.evostarproperty.co.uk

MEET THE EVOSTAR TEAM



Matt is a qualified Software Engineer Consultant and has worked on many large contracts over the years with household names such as Experian, E.ON and Jet2.

Matt has a keen interest in business and economics and bought his first investment property in 2012, After undertaking refurbishment work to add value, the property increased substantially in value, while also providing a healthy income from its rental yield.

Kate is a qualified Solicitor and has practised in many areas within the field of law. Displaying a professional manner throughout her work Kate prides herself on dealing with EvoStar Property clients in a personable, understanding and compassionate way.

Kate also started investing in property 10 years ago and is an expert in lettings, contracts and the rules and regulations surrounding single and multi-lets. Kate's expertise also focuses on turning around Buy-to rent or Buy-to-Sell properties.

Her passion for helping families facing difficulties when looking for a home strives her to provide swift resolutions and make property issues one less thing families have to worry about.



Sarah is qualified as a Legal Secretary and Bookkeeper. She has many years of experience in admin and Property Management, as well as a keen eye and passion for the property industry.

Sarah runs the professional side of the business and ensures all maintenance and business queries are handled swiftly and efficiently.

Emma is new to the EvoStar team and has extensive experience in client-focused roles, including working for the NHS and managing her own business.

Emma delivers our marketing and social media strategies. Helping to promote our services as well as the integrity and high standards of the EvoStar brand.



MANAGEMENT PACKAGES

We offer 2 levels of management: **Tenant Find** and **Fully Managed**

Tenant Find Package

- Our 'Tenancy Set Up' includes marketing, viewings and application/documentation handling. We then carry out referencing, prepare Tenancy Agreements and supporting documents, sign the Tenant up, and move them into the property. (Please note that referencing is an additional charge per reference)
- All Inventories and pre-tenant check-in safety checks can be arranged through us at an additional cost
- Once the tenants have moved in and the Deposit has been registered we will hand everything over to you to continue the management of the property
- See our Tenant Find and Fully Managed Charges Chart on page 3 for prices on all services we can provide

Fully Managed Package

Our Fully Managed Package takes away all the hassle of the day-to-day running of a rental property. We will provide the same service in the Tenant Find Package but will also:

- Be the tenants' point of contact for everything
- Carry out inspections of the Property every 6 months
- Monitor, arrange and conduct all necessary safety checks
- Arrange for contractors to quote/carry out works for all maintenance issues raised
- Collect the rent each month and pay it to you less any charges incurred that month.
- See our Tenant Find and Fully Managed Charges Chart on page 3 for all the discounted prices you receive with the Fully Managed Package

TENANT FIND & FULLY MANAGED RATES

Service	Tenant Find	Fully Managed
Tenancy Set Up	£400	£250
Monthly Service Commission	N/A	10%
Credit References (per applicant and per guarantor)	£30	£25
Gas Safety Check	£80	£60
Energy Performance Certificate	£80	£60
Electrical Installation Condition Report	£175	£160
Legionnaires Risk Assessment	£60	£50
Inventory Preparation	£110	£90
Additional Requested Property Visits (per visit)	N/A	£30
Tenancy Check Out	£50	Free

KNOWLEDGE AND EXPERIENCE

We are big believers in training and continuous professional development. This is why we constantly invest in our personal development and education to ensure we stay abreast of new legislation and can make the most of any opportunities we find.

Expertise

We are a member of the Property Redress Scheme and the National Residential Landlords Association and undertake regular training around such topics as Fire Safety, HMO and Licensing, HMO Property Standards, Equality and Diversity.

Legislation and regulation

We use our knowledge of the regulation around Single Let and Multi-let properties to ensure we maintain our duty to tenants as responsible landlords.

Local knowledge

Having lived locally for 30+ years we have extensive knowledge of the areas we invest in. This means when an opportunity arises we can be sure of an accurate appraisal. We also understand tenant demand and can be sure of what works and what doesn't.

Award Winners

We were honoured to be awarded the Best New Business Award at the North Notts Business Awards 2022. This is a testament to all our hard work over the past few years.



PRS Property Redress Scheme

NRLA LANDLORD MEMBER



**NORTH NOTTS
BUSINESS AWARDS
2022
WINNER**

WHY WORK WITH US

Our values



We pride ourselves on our principles and have set out to provide a well-rounded service, that benefits everyone. We pledge to treat people fairly and provide an honest and reliable service.

We practice what we preach



We are landlords ourselves, we ethically source and invest in properties, and specialise in providing warm homes for people to live in comfort. We also have happy tenants and our properties are all in much better condition now than when they were purchased.

We treat people how we'd like to be treated



Every deal has to be a win/ win whether that is a seller and a buyer or a landlord and the agent. Every party has to come out of the deal happy or the relationship will almost certainly falter. Our reputation is key and we always strive to create a solution that all parties are happy with.

Long-term relationships are key



We value our long-term relationships with customers. A key business driver for us is repeat business - We want customers to come back to us time and again so quality service is key.

Why not just become a landlord yourself?



Becoming a landlord can be lucrative, but it also comes with a large amount of work and stress. Dealing with maintenance, contractors, tenants, voids or underperforming letting agents can be very time-consuming and it is easy to fall foul of the increasing regulation around the rental market. We can offer excellent returns, with none of the stress.

Testimonials

We are happy to say we have all 5-star reviews for the services we have provided for our tenants, landlords and investors.

"I have a rent guarantee agreement with EvoStar property on a HMO property. They have honestly been nothing short of excellent in all aspects of the process. Very professional, clear and quick communication, and a friendly team to work with. I can be confident knowing I've left the property in the right hands" - Owain Edwards review on Google



"EvoStar manage our HMO and have provided an excellent service ever since they took over the management. Kate and Sarah have been a real pleasure to work with and always provide us with regular updates on the property. They really do go out their way to provide outstanding customer service. We highly recommend anyone looking to manage their property with Guaranteed Rent to contact EvoStar Property. Thank you" - Suky Kaur review on Google



"Matt is definitely a knowledgeable and dedicated guy within the property and investment industry and I would highly recommend getting in touch to find out more about any management/investment or portfolio services he could provide" - Alex Lilley review on Google



"Professional, Friendly team to help you with all your Landlord lets and property investments" - Sarah McDonald review on Google



"Matt is highly knowledgeable, professional and can help existing landlords or investors when it comes to managing property. If you are fed up of dealing with tenants or your HMO then I recommend calling Matt and his team for a chat about how they can help you" - Robynne Casswell review on Google

NEXT STEPS

If you'd like to find out more about opportunities or raise any questions you can

email us at

hello@evostarproperty.co.uk

call us for a free no obligation chat on
01909 251 025

you can also visit our website at
www.evostarproperty.co.uk

find us on any of the following social platforms and keep up to date with everything EvoStar Property has to offer

like us, follow us

