



How We Can Help



Making life easy for landlords

Who We Are and What We Offer

Whave Properties Ltd is a small business operating in South West London. We pride ourselves on providing our customers with a personalised service. We can help you with all of your property requirements, whether you are:

- A landlord looking for guaranteed rents
- A tenant looking for somewhere to live
- A local business looking to house your staff

We provide good quality and well maintained accommodation in great locations. We listen to your needs and concerns. Just pick up the phone!

We know that there is an excess demand for high-end properties in this area. Our aim is to fill this gap by offering quality accommodation to our professional tenants. We've focused our investments in the Kingston area because of its strong local employment and good transport links.

We are currently focusing on the Kingston area, specifically the following wards:

- Kingston
- Surbiton
- Berrylands
- Norbiton
- New Malden
- Tolworth

In order to provide the best service possible, Tim is registered with the **National Landlords Association** (NLA) as an Accredited Landlord - Number: 127966 / Full name: Tim Nash

Whave Properties Limited is also registered with the Ombudsman Services to facilitate any dispute resolutions quickly and fairly.

Your information is treated in the strictest confidence and we are registered to comply with the Data Protection Act 1998 (Registration Number ZA080838).



To find out more, call us now on 020 8088 9950.

Landlords - How we can help you

- Would you be interested in the security of a long-term tenant without any of the day to day responsibilities of being a landlord?
- Would you like to receive market rent with no voids and no fees paid to estate agents?
- Would you like to get out of the student letting market?
- Would you like the security of a long term agreement and guaranteed rents?
- Would you like your home to be well taken care of with professional tenants?
- Would you like to avoid the responsibilities of a being a landlord, like being called at midnight when a tenant is locked out, or when a boiler breaks?
- Would you like to avoid finding new tenants or hiring estate agents?

Then we have a solution for you:

- You tell us the monthly rental amount that you would be happy to receive.
- We provide a commercial agreement that has been drafted by our solicitors and sets out all of the terms.
- We take over the management of the house and fill it with our professional tenants.
- You receive your guaranteed rent and watch your bank balance grow.

What do we do?

- We are responsible for paying you the set monthly rental fee each month
- We fill the house with professional tenants
- We verify our tenants' employment and income to ensure they are responsible and reliable
- We carry out reference and credit checks
- We are the first port of call for the tenants if they have any problems

- We act as the landlord and take over all of the landlord responsibilities so that you don't have to worry about any of it
- We ensure all of the utilities and council tax are paid from our bank account
- We hire a cleaner and a gardener (where applicable) to keep the communal areas clean and tidy
- We are happy to take care of small repairs and maintenance issues
- We visit the property regularly to make sure everything is running smoothly
- We will ensure that you have no more rental voids
- We will ensure that you have no late payments or missed payments
- We will ensure that you have no more management problems or chasing rents
- We will deal with any problem tenants
- We will liaise with you to organise larger maintenance issues
- We will take care of deposits and registrations
- We will fully manage your property, taking away all the hassle and stress

Because our tenants expect the highest quality and standards, it might be necessary to spend money up-front on improving the property. If this is the case, we will discuss with you how we might share these costs.

What are the risks?

There are always risks when renting your house. By using a commercial contract, the risks are mitigated as we have used a specialist solicitor to create a tightly written contract. The following are some of the risks associated with this type of agreement:

- **If we were unable to make the monthly rent payments.**

If we are late with a rent payment by more than 30 days you can immediately regain possession of the house. Unlike an assured short-hold tenancy (AST), which is the normal method of renting out a property – your commercial contract with us has no long notice periods necessary to regain possession. You have full legal right to your property 30 days after a missed payment.

- **If the tenants don't take care of the house.**

We screen each tenant and visit the property on a regular basis. We have contracted to return the house to you in the same or better condition than when we received it – so this is our problem, not yours.

Because our tenants expect the highest quality and standards, it might be necessary to spend money up-front on improving the property. If this is the case, we will discuss with you how we might share these costs.



Phone: 020 8088 9950

Email: info@whave-properties.com

How do we get paid?

Unlike estate agents – we do not charge you any fees or commissions. We earn our commission from the tenant that we put in to the house. Because we rent to professionals and provide quality housing with flexible length terms along with professional services, we are able to receive a mark-up on the monthly rent.

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