

We help turn your property investment into a ...  
***profitable investment***



# LANDLORD

*Management Services*



@gloucesterstudentlettings  
[www.gloucesterstudent.co.uk](http://www.gloucesterstudent.co.uk)



@quayresidentiallets  
[www.gloucesterstudent.co.uk](http://www.gloucesterstudent.co.uk)

# PROPERTY MANAGEMENT

## *Tailored to Gloucester*

With Gloucester Student Lettings (GSL) and Quay Residential Lets (QRL), being a landlord, whether of a single property or a portfolio is a simple and profitable way to earn an income and ensure that your investment is working hard - with the minimal amount of stress.

However, with increasing compliance, property legislation and tenant demands, it's vital that you get the right advice to achieve this.



# Welcome to GSL & QRL

We were founded by two landlords who repeatedly faced disappointments with various letting agencies before deciding to take matters into their own hands.

They realised that their expectations—though reasonable—were often unmet. This motivated them to establish a local, trusted, landlord-focused business that not only met their high standards but also provided a personable service to other landlords in Gloucester

With 25 years of knowledge, combined with a modern approach, our property managers have become true specialists in the Gloucester market.

We understand the unique challenges that landlords face, and we're committed to building trust through personalised service and attention to detail.

Our goal is to ensure that every landlord feels confident and secure, knowing their property is in the best possible hands.

With extensive experience in this sector, we are able to provide advise on the most profitable solutions for transforming buildings into the ideal rental property.

Our founders built their portfolio by making properties highly attractive to the Gloucester rental market, whether for students or professional tenants and this is the tried and tested experience you are benefitting from . Thanks to our skilled maintenance team, we can provide expert advice and hands-on assistance to help you maximize the potential of your rental property.

*"Thank you for your advise, your service and your commitment to getting the best outcome for my properties"*  
- GSL Landlord

Trust us to show you how lettings should be done



# LANDLORD FEES

## *Self-Management*

If you prefer to maintain control over your property's day-to-day operations, our Self-Management option offers the flexibility you need. Under this arrangement, we provide a Tenant Find Only Service, leaving you responsible for all other aspects of property management.

As the landlord, you will oversee the maintenance of the property, including any gas and electrical appliances, and ensure compliance with legal requirements such as the Deposit Protection under the Housing Act 2004 and licensing under the Housing (Wales) Act 2014.

To facilitate a seamless service, we require that landlords who use this option have a Custodial Scheme account with the Deposit Protection Service (DPS). Please note that our responsibility is limited to deposits submitted through the DPS. If you choose to use a different scheme, it will be your responsibility to ensure compliance with its terms and conditions.

The fees for our Tenant Find Only Service are payable at the start of the tenancy and will be deducted from the funds we collect on your behalf.

<b>Tenancy Set up fee</b>	95% of 1st months' rent (minimum of £465.00)
<b>Property Visit</b>	£150.00
<b>Detailed Visit Report</b>	£120.00
<b>Hourly Rate</b>	£75.00 per hour (minimum fee £75.00)
<b>Issuing notices</b>	£75.00 (per notice)
<b>Landlord Rescue Service – Set Up</b>	£495.00

### Optional:

<b>Deposit Management</b>	£120.00
---------------------------	---------

# LANDLORD FEES

## *Essential Management*

Our Essential Management Service is perfect for landlords who prefer a hands-off approach without the frills. A dedicated property manager will be your single point of contact, handling all aspects of the letting process including viewings, offers, and tenant referencing along with ensuring your property is abiding by all legal requirements.

We focus on keeping your property let with satisfied tenants, and we're open to customizing our services within this management option to match your preferences.

Ideal for first-time or single-property investors, this option helps you start seeing profits quickly while ensuring compliance with up-to-date laws and regulations.

As a small, local business, we're committed to tailoring our management agreement to fit your requirements.

<b>Tenancy Set up fee</b>	75% of 1st months' rent (minimum of £450.00)
<b>Monthly Fee</b>	8.0 % of rent due.
<b>Renewal of Tenancy</b>	£95.00
<b>Property Visit</b>	£75.00 (termly)
<b>Detailed Visit Report</b>	£60.00
<b>Transfer Property to a New Landlord</b>	£180.00
<b>Hourly Rate</b>	£75.00 per hour (minimum fee £75.00)
<b>Court Attendance</b>	£240.00 per day
<b>Landlord Rescue Service – Set Up</b>	£495.00

# LANDLORD FEES

## *Premium Management*

Our Premium Management Service provides dedicated, personalized attention for your property. A specialized property manager will handle every aspect of the letting process, from managing viewings and all offers from suitable tenants. As part of this comprehensive service, we handle the entire tenant referencing process, prepare and execute all necessary tenancy documentation, and ensure that you meet all legal obligations as a landlord.

We aim to make property management seamless and stress-free. Before we start the tenant search, your property manager and our business director will consult with you on any potential renovations or improvements to ensure your property attracts the right tenants and meets market demands.

Ideal for property portfolios, this service keeps your properties in top condition with satisfied tenants, all for a monthly charge.

<b>Tenancy Set up fee</b>	75% of 1st months' rent (minimum of £450.00)
<b>Monthly Fee</b>	15% of rent due
<b>Renewal of Tenancy</b>	Included
<b>Property Visit</b>	Included
<b>Detailed Visit Report</b>	Included
<b>Transfer Property to a New Landlord</b>	£180.00
<b>Hourly Rate</b>	Included
<b>Court Attendance</b>	£240.00 per day
<b>Landlord Rescue Service – Set Up</b>	£495.00

# LANDLORD FEES

## Other Potential Expenses:

Obtaining Proof of Ownership	£30.00
Early Termination Fee	£775.00
Re-Issuing or Amending Contracts	£30.00
Duplicate Statements	£15.00

## Maintenance/Contractor Costs:

All contractor services arranged by the agent will be subject to an 8% fee.

For **Full Management Services**, the standard fee is calculated as a percentage of the gross rent due for the duration of the tenancy.

For the **Self-Management Option**, the standard fee is a one-time payment made at the start of the tenancy. Any additional services or expenses will be charged according to the terms



*"Highly recommend!!!!  
I've been staying with GSL for two years.  
They are really friendly, lovely and supportive.  
They understand my situation and figure out the best solution for me!  
If I'm staying in Gloucester, I definitely choose them again!"*

- Google review from a GSL tenant

# OUR SERVICES

*Benefits included with each package*

Service list	Self-Managed	Essential	Premium
Consultation of your property, presentation, market conditions and current legislations	✓	✓	✓
Advice on works required to maximise rental income	✓	✓	✓
Create an online marketing property profile with professional photographs	✓	✓	✓
Create video walkthroughs along with virtual tours created with Giraffe360		✓	✓
Advertising with Open Rent, Spare Room, University platforms and all social media platforms	✓	✓	✓
Feedback and statistics about your property's online performance	✓	✓	✓
Qualify enquiries against landlord requirements prior to viewing	✓	✓	✓
Arrange and accompany viewings	✓	✓	✓
Negotiation of the terms of the tenancy	✓	✓	✓
Detailed referencing of the applicants & guarantors, with credit checks	✓	✓	✓
Ensuring the property is legally compliant for let with all relevant certificates	✓	✓	✓
Preparation and execution of an Assured Shorthold Tenancy Agreement	✓	✓	✓
Assisting and advising tenants on their obligations		✓	✓
Preparation of deposit prescribed information	✓	✓	✓
Deposit submission into the Deposit Protection Scheme (DPS)	✓	✓	✓
Arranging an Inventory to be compiled, by the property manager or a third party independent inventory clerk		✓	✓
Notification of tenancy start to the utility companies & Council		✓	✓
Rent collection		✓	✓
Preparation of statements for accounting purposes		✓	✓
Access to a network of approved local contractors		✓	✓



Service list	Self-Managed	Essential	Premium
Obtaining quotes & coordinating maintenance by qualified & insured contractors		✓	✓
Primary contact for tenants to report maintenance issues		✓	✓
24- hour emergency support for tenants		✓	✓
Administration of invoices relating to the property from rent received		✓	✓
Property visits		✓	✓
Detailed termly inspection reports		✓	✓
Ongoing safety checks		✓	✓
End of tenancy administration		✓	✓
Serving of Section 21 & Section 13 legal notices		✓	✓
Preparation & execution of renewal of tenancy		✓	✓
Provide the tenant with a comprehensive end of tenancy letter		✓	✓
End of tenancy management, negotiating deductions from deposit if required		✓	✓
Notification of tenancy end to utilities & council		✓	✓
Preparation of evidence for dispute resolution or court hearings		✓	✓
End of year statement of account		✓	✓
Re-advertisement property		✓	✓
Free access to Online Client Portal			✓
Free BTL advisory course			✓
Free tickets to Landlord seminars			✓
Inclusive annual property portfolio review			✓
Inclusive ADR with DPS			✓
Administering Rent Guarantees or non-payment of rent			✓

# CONTACT US

*Whatever query you have, we are here to help*

## **Gloucester Student Lettings:**

01452 239 239

Hello@glosstudents.co.uk

www.gloucesterstudent.co.uk

@gloucesterstudentlettings

## **Quay Residential Lets:**

01452 224 829

Info@quayresidentiallets.co.uk

www.quayresidentiallets.co.uk

@quayresidentiallets.co.uk

