



Providing guaranteed rent and quality property management



ABOUT US

Completely Rented is a dedicated property management company, specialising in **guaranteed rent** and **high-quality house shares**.

We are not an estate agency. We take full responsibility for your property under a fixed-term lease, then rent the rooms to working professionals.

From start to finish, we handle everything, giving landlords peace of mind and consistent returns.

INTRODUCTION

COMPLETELY RENTED is a property management company that provides landlords with a long-term, hassle free solution to letting their properties.



NO FEE

We don't charge tenant finder's fees or ongoing management fees for the service we provide to our landlords. You receive 100% of the agreed monthly rent. If you were introduced to Completely Rented through an agent, you may have separate fee arrangements with them.

GUARANTEED RENT SERVICE

At Completely Rented, we work closely with both landlords and tenants to deliver a personalised service that is tailored to everyone's needs. Our guaranteed rent service offers landlords a free property management package – we carefully vet all tenants, carry out regular inspections, and handle everything in between. You'll enjoy 1 to 5 years of guaranteed rental income, with no hidden charges and no fees.

PROPERTY MAINTENANCE

Your property is carefully maintained through our regular cleaning service, trusted contractors, and routine quarterly inspections. Formal inspections are carried out every six months, with photos sent straight to your inbox. Our cleaning team provides weekly updates on the property's condition and any concerns are addressed promptly. Additionally, our staff perform informal checks during every visit, whether for viewings or routine tasks. If you prefer, we can also coordinate periodic inspections for you to personally review the management of your property.

PROPERTY MANAGEMENT

During the guaranteed rent term, Completely Rented takes full care of your property. Using our management systems and streamlined processes, we efficiently vet reliable tenants of good character, handle maintenance, and keep your property fully compliant with current rental regulations. You'll also receive an annual report summarising the property's condition and financial performance.

CONTRACT RENEWAL

As your lease approaches its end date, Completely Rented will be in touch to ask whether you wish to renew or end the contract. If you choose to end, we return your property in the same condition, or better, than when we took it on. If, like many landlords, you decide to continue, we'll agree a new contract so you can keep enjoying our reliable service.

OUR SERVICES



GUARANTEED RENT

As a landlord, you will receive a fixed guaranteed rent payment on the same day each month for a period of 1-5 years. In addition to no late payments, you will benefit from zero void periods between tenant changeovers, which would be on average 6 weeks per annum.

TENANT SELECTION PROCESS

Our high standard of accommodation generates a higher than average demand and allows us to select the best suited tenants from a large number of applicants. Minimum income, character references, bank statements and credit history must all be satisfactory.

WORKING PROFESSIONALS

Completely Rented tenants are all working professionals, many of whom come from our corporate partners and all meet our minimum income requirements. We do not house couples, students or tenants on benefits.

FREE GAS & ELECTRIC CERTIFICATES

When the property is handed over to us, we require it has all necessary valid certificates in place. Thereafter, Completely Rented will pay for any further certificates that are required. We carry out comprehensive inventories that help protect the landlords property in the unlikely event that there is damage to the property.

FREE REPAIRS & MAINTENANCE

Completely Rented covers annual repairs of up to 7.5% of the annual rent paid to our landlords. For example, on a property with a guaranteed rent of £1,500 pcm (£18,000 pa), Completely Rented will cover repairs up to £1,350 pa. Our in house maintenance contractors play a key role in maintaining our properties to a high standard.

LEGAL COSTS

Completely Rented landlords do not have to worry about any tenant eviction costs. As we will be your tenant, we will cover any costs needed to evict a Completely Rented tenant in the unlikely event that this is required.





Income	Traditional Tenancy	Completely Rented
Agreed Rental Value	£1,500.00	£1,500.00
Annual Rent Income	£18,000.00	£18,000.00

Costs	Traditional Tenancy	Completely Rented
Agency and Marketing Fees	£800.00	£0.00
Typical Void Periods	£2,245.00	£0.00
Typical Repairs Contingency	£900.00	£900.00
Annual Gas Safe Certificate	£50.00	£0.00
Annual Electrical Certificate	£50.00	£0.00
Legal Costs	£500.00	£0.00
Insurance	£80.00	£80.00
Your costs over one year	£4,625.00	£980.00

A CLOSER LOOK AT THE NUMBERS

PROVIDING GUARANTEED RENT AND QUALITY HOUSE SHARES.
CERTIFIED AND INSURED.