

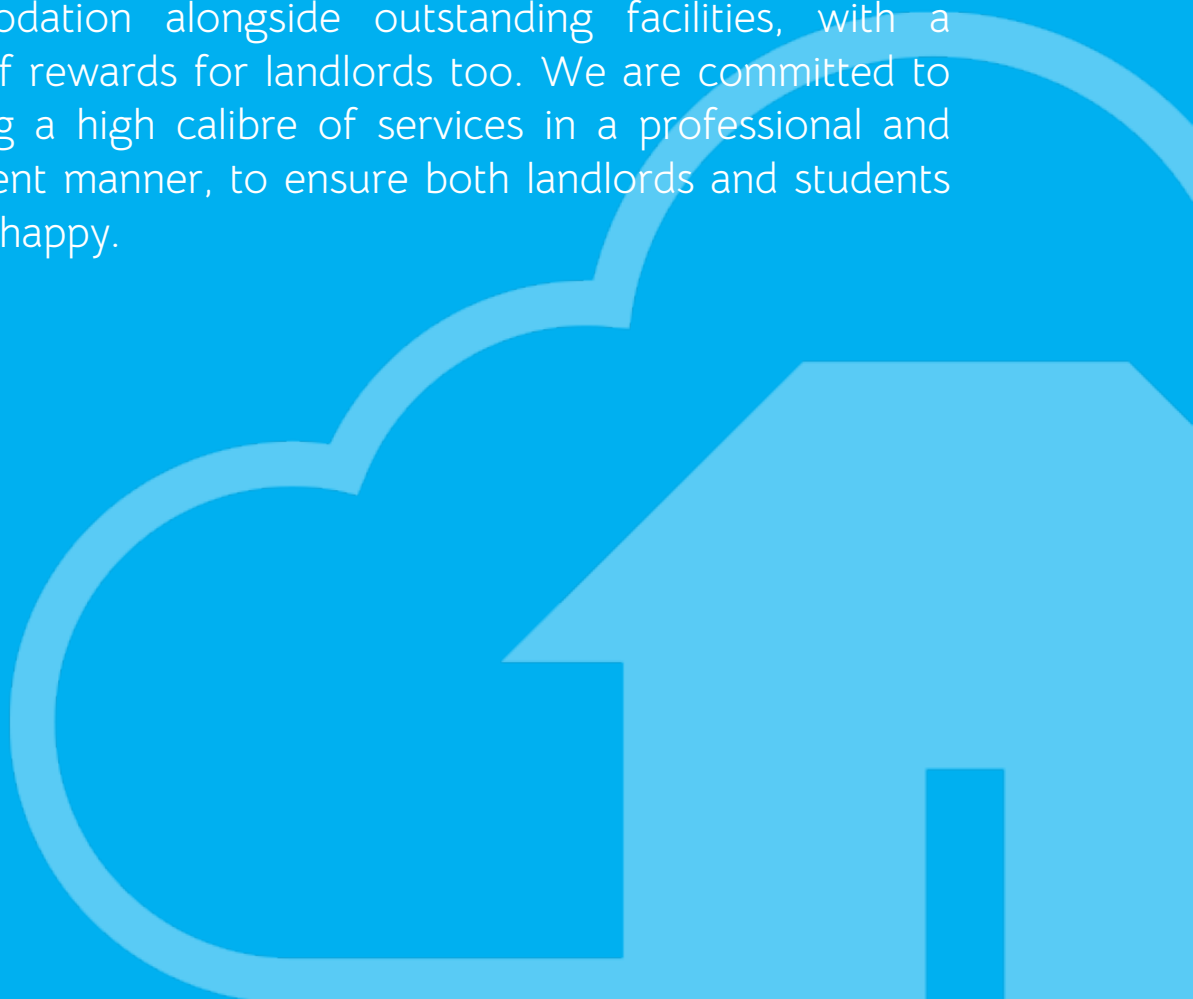


Cloud
Student
Homes

Guide for Landlords

Responsible for over 2,800 student beds across 19 sites in 11 leading university towns and cities across the UK, we have rapidly grown over the last decade to become one of the UK's leading Purpose-Built Student Accommodation Lettings & Facilities Management operators, serving the country's world-renowned higher education sector.

With excellent insight into student preferences and requirements, Cloud Student Homes offer affordable, safe, high-quality properties that offer modern, spacious accommodation alongside outstanding facilities, with a wealth of rewards for landlords too. We are committed to delivering a high calibre of services in a professional and transparent manner, to ensure both landlords and students are kept happy.





Our Lettings Service

We understand that being a landlord comes with a great deal of responsibility and risk, as well as reward. Selecting the right lettings service for you and your property is a substantial decision, to ensure you balance all three factors.

Whether you're a seasoned landlord, looking to develop your portfolio, or just starting out with your first student property investment, we're here to help.

We're pleased to offer a choice of block management options, as well as a fully managed lettings service - perfect for those that wish to 'rent it and forget it'. We charge an affordable annual management fee, which covers all aspects of managing your property - from finding & interviewing tenants, to rent collection, property inspections & maintenance.

Finding the right tenants

The key to a successful tenancy is in finding the right tenants, which is why we vet all prospective applicants before anyone moves in. We check to ensure references are genuine and complete, confirm the occupier's status for their 'Right to Rent' and perform any ID checks that need doing.



High Calibre Property Management

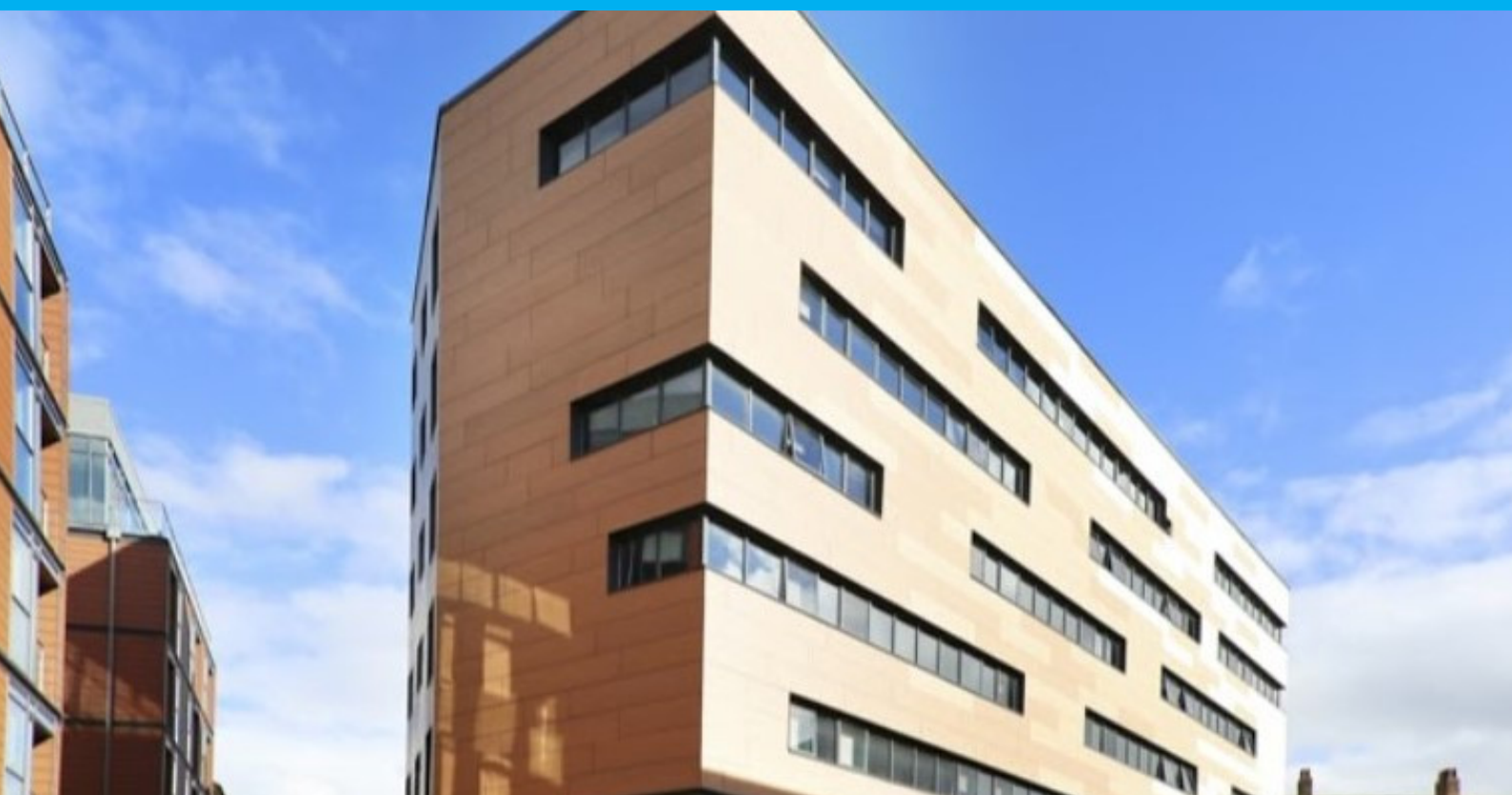
All our sites have dedicated on-site Accommodation Managers who will look after your property on a day-to-day basis. They also provide tenants with a direct line of contact should they have any issues or questions during their tenancy.

We use a market-leading app, which is a great system for tenants to easily access and sign their contact, access their rent payment schedule, or find information provided by their Accommodation Manager. It's also useful for reporting property maintenance issues. Using this technology is a great way to ensure everyone is kept up to date conveniently and clearly.

We also organise multiple property inspections throughout the year, to ensure they are being looked after. This also helps us to identify and rectify any issues promptly, should they arise.

Tenants also have access to a 24-hour emergency helpline to give them peace of mind should a problem arise at any time of the day or night.

In short, we look after all aspects of the day-to-day management of your property, so you don't have to worry. With transparent communication, we work to ensure we do an amazing job both for you and the tenants.





Additional Services

Professional Photography

All our properties are professionally staged and photographed by experienced interiors photographers to ensure they're showcased at their optimal level.

Advertising

We advertise all properties across popular and specialist portals, social media platforms and sponsored Google Search listings.

Accompanied Viewings

A Cloud Student Homes representative will accompany all viewings of the property and will provide feedback if necessary.

Referencing

Once we have found suitable tenants, we will carry out full reference checks.

Compliance

We will ensure your property is fully compliant in accordance with all current legal safety obligations.

Tenancy Agreements

We will draft all tenancy agreements and accompanying documentation, as well as registering your tenant's deposit in the Deposit Protection Service for the term of the tenancy.

Cleaning & Inventory

We will arrange professional cleans at the beginning and end of the tenancy, as well as arranging a detailed inventory and performing end of tenancy inspections.

Maintenance & Repairs

All properties need some maintenance to keep it to a good standard. We liaise with local, reputable contractors and the building's management company to ensure property maintenance is undertaken at competitive prices - and finished to a high standard.



Lettings Fee Inclusions

- Operating the letting of your property in line with the regulation and legal aspects of lettings.
- Regular assessments of the rental market value of your property to ensure maximum profitability for your investment.
- Strategic marketing to maximise profitability of your property.
- Outsourcing to third party referencing agencies to vet prospective applicants.
- Confirming occupier's status for Right to Rent legislation and keeping documentation on file.
- Accompanied viewings.
- Negotiation of all terms of the tenancy agreement and relevant documentation.
- Drafting of tenancy agreement and relevant documentation.
- Register your tenant's deposit in the DPS (Deposit Protection Service) for the term of the tenancy and any renewal tenancy.
- Collection of rent with rent transferred into your bank account electronically with a quarterly statement of account within 14 days of the end of each quarter period.
- Arrange an inventory and perform an end of tenancy inspection.
- Multiple room inspections throughout the academic year.
- Arrange professional cleaning at check-in and check-out.
- Negotiation of the deposit release to landlord and tenant.
- Reviewing property rents on an annual basis and negotiating rent increases where applicable.
- Non-resident landlord guidance.
- 24 hour emergency helpline for your tenant's peace of mind.
- Co-ordination with local reputable contractors and the building's management company for property maintenance at competitive prices.
- Chase rent arrears and handle recovery process if situation arises (Legal fees may apply).
- Serving statutory legal notices for possession and rent arrears in accordance with the 1988 Housing Act and presentation of prescribed information as required.
- Perform Portable Appliance Testing (PAT) testing in accordance with regulatory laws (subject to additional charge).
- Arrange Energy Performance Certificate (EPC) if applicable (subject to additional charge).
- Ensure properties are fully compliant in accordance with all current legal safety obligations (subject to additional charges).
- Carry out regular staff fire training and comply with fire safety measures in line with regulations.
- Operate complete compliance with government legislation on pandemics.



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