



MVP Living

Bespoke Rent & Management

We offer you a bespoke service which delivers a fully hands-off investment to landlords who want their properties to work for them and do not want to work for their properties.

For people who **don't want to**:

- Struggle to find tenants;
- Deal with non-paying tenants;
- Endure high cost of utility bills;

Let us work hard for you!

At MVP Living we are multi-let property specialists and we understand exactly how to manage multi-let properties effectively to deliver your return.

Our guarantee to you

- ✓ You always get paid **guaranteed** every single month even if the property is empty;
- ✓ We never charge you any fees or commission;
- ✓ There will never be any sneaky, "hidden" or "unforeseen" costs;
- ✓ We take a great care of your property as if it is our own;
- ✓ You can at last have a truly "Passive Income".

How it works;

We rent the property from you from 3 to 5 years and become **your** tenant and management agent. We work with you to bring the property up to the requirements of our customers for the area. We then manage the property and you will only ever have to deal with us. That means:

- no more voids;
- no more tenant maintenance calls;
- no more headaches for you ever again!

We start paying you **your guaranteed rent** as soon as the property is ready to let. This could

be from the day we sign a lease agreement or as soon as any refurb is carried out depending on what work we need to carry out.

Charge you no fees, at all ever!

We don't charge you any management fees. We simply pay you the guaranteed rent every month. We can do this because we charge tenants a slightly higher, yet affordable rent. We take the risk. If rooms are empty or utilities are high, you get paid and we don't.

Tenants

All of our tenants are thoroughly vetted prior to moving in. After all, from day one we are responsible and will have to deal with any lost rent, potential damage or misbehaviour. A recent survey by Spare Room showed that most properties have a void period of at least 6 weeks per year! We work hard to make sure that is not the case by maintaining a good relationship with our tenants and being proactive with their needs.

No more utility bills!

We will pay all the bills. If tenants turn the heating to 247 Tropical, you still don't pay a penny.

No more tenant maintenance calls!

No more calls at evening or weekends. We will be the point of contact for tenants. We will manage works and even pay for minor works ourselves.

Keep your property in excellent condition

We will take care of the management of all maintenance jobs, large or small, on your behalf. Obtaining your permission before any work is carried out that is your responsibility and keeping in contact throughout the process. You will receive full invoices for your tax records. Alternatively, you can use your own tradesmen if you prefer, again we charge no additional fees for arranging this. We are offering regular cleaning services to all bathrooms, communal living rooms and kitchens with no cost for you. We need to be

able to fill rooms quickly when people move on. This means we are always highly incentivised to keep your property in a move-in condition.

Frequently Asked Questions

Q. How much is the rent and is it negotiable?

A. The rent is dependent on the number of bedrooms, condition of your property and the refurbishment needed. The rent is negotiable and is fixed for the term of the lease up to 5 years. There is no provision for annual increases.

Q. What am I responsible for?

A. All external repairs (e.g. the roof, gutters, drains), installations into the property (gas, electricity and water), buildings insurance, service charges and communal charges.

Q. What happens at the end of 5 years?

A. At the end of the lease the property would normally be handed back to you. If we are both happy to consider another term of lease, you have the option to renew the lease with us or do whatever else you choose.

Q. Who will you house in my property?

A. We, MVP Living, will be your tenant and we rent the rooms of your property to most likely city professionals. They will sign an individual periodic Assured Short-hold Tenancy (AST) agreement for a minimum of six months and we take care of everything.

Q. What happens if I want to terminate the lease before the end of the agreed term?

A. Should you decide for any reason to terminate the agreement between us, we require a minimum of six-months notice. This is because we may have just signed a tenant in on a six-month AST, and we want to ensure that we can return the property to you in vacant possession.

The Team

MVP Living operates in the North East of England centralised in Newcastle upon Tyne and Gateshead and is founded by Maria Peppà.

We offer great homes for housemates and guaranteed returns to you.

MVP Living is a member of the Property Redress Scheme and the Information Commissioner's Office to provide you a total peace of mind.



Our company's values:

Being supportive and proactive - we are always ahead of any issue while management;

✚ [L] Longevity - we care to keep properties at their best condition for a long-term;

✚ [I] Integrity and honesty - we build honest relationships with our clients from day 1;

✚ [V] Virtue - we adhere to our company's values providing ethical win-win solutions for our clients and ourselves;

✚ [I] Inspiration - we want our tenants to be inspired staying in a warm-feeling home;

✚ [N] Novelty - we can offer novel ideas to refresh and modernise properties;

✚ [G] Goodness - we put all our kindness and goodness to make the stay for our tenants happy and the property maintenance for our landlords hassle-free.

Contact Us

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