



Candor Homes Ltd

Creating & Managing Co-living spaces

MAKE YOUR PROPERTY WORK FOR YOU

We offer you a service which delivers a fully hands-off service to investors who want property to work for them and NOT work for property.

Investors who don't want to:

- Struggle to fill rooms
- Deal with nightmare tenants
- Endure high cost of reactive maintenance
- Drown in masses of red tape

We will manage every aspect of your HMO from sourcing, refurbishment, management and maintenance.

For us, it is a 24/7 business.

For you, it is passive income.



LET US DO THE HARD WORK

Candor specializes in HMO management, with a successful track record of delivering high returns for clients. They are confident in their ability to manage HMOs effectively and provide excellent service.

01 Guarantee your rent. Every Single Month.
This is where the magic happens. No voids. Ever. Just sit back and watch the rent roll in.

02 Charge you no fees. At all. Ever
This service guarantees rent every month without charging any management fees. The tenants are charged slightly higher, but still affordable rent, which allows the company to take the risk of vacant rooms.

03 Give you total freedom from tenant management
We are fully insured and licenced and will manage all aspects of your HMO. You never need speak to another tenant again. Unless you want to!

04 No more utility bills!
We'll pay all the bills. If tenants turn the heating to 24/7 Tropical, you still don't pay a penny.

05 Keep your property in excellent condition
We need to be able to fill rooms quickly when people move on. This means we are highly incentivised to keep your property in move-in condition.

AVOID THE PITFALLS

Over the last 10 years HMOs have soared in popularity with investors because of the profits which can be achieved. It's not uncommon to achieve profits many times higher than a single let for the same initial investment.

However, there are plenty of real life horror stories that tell us it's rarely plain sailing for investors who get it wrong. Investors in the HMO market are grappling with numerous challenges. The market is becoming more crowded, highly competitive, and increasingly regulated, making it difficult to navigate. Additionally, it can be extremely time-consuming and, in some cases, unprofitable.

GET IT RIGHT EVERYTIME

With Candor Homes you know you'll get it right every time with the right property in the right location. You don't want to find out too late that your chosen property is on the 'wrong' side of the street or that your bedrooms or communal areas do not meet the requirements or that your property fails to get planning consent.



Compliance is Key for HMO Owners. HMO owners must follow numerous regulations, with penalties for non-compliance already in place.

However, a change to the Legal Aid, Sentencing and Punishment of Offenders Act 2012 removed the £5,000 cap on magistrates fines. As a result, magistrates can now levy fines at their discretion, resulting in significant increases in fines for HMO landlords who fail to comply.

While HMOs offer higher returns than single-let properties, it is important to conduct thorough due diligence when evaluating the feasibility of converting a property into an HMO or managing an existing one.

REFURBISHMENT SERVICE

Candor provides a full refurbishment project management service for HMOs. In some cases we pay for the refurbishments and in some cases the property owner pays. Refurbs include minor cosmetic refurbs of redecoration and kitchen/bathroom upgrade to full renovations of multi-unit blocks using our own team of trusted contractors.



THE TEAM

Introducing Candor Homes Ltd: Exceptional Living Spaces and Guaranteed Returns

Candor Homes Ltd is a company run by Rina McGeachie and Neil McGeachie. As seasoned landlords, our aim is to provide the same caliber of service we sought as landlords, one that prioritizes transparency, integrity, and high quality offering excellent living spaces for housemates, with guaranteed returns for our landlords.

Candor Homes Ltd is a member of several regulatory bodies, including the Property Redress Scheme, the Deposit Protection Service, and the Information Commissioner's Office. This ensures that Landlords and tenants have complete peace of mind when transacting with the company.

OUR VALUES

At Candor Homes, we believe that trust is the foundation of any successful business. That's why we strive to build strong relationships with our clients and partners, based on honesty, transparency, and mutual respect. Whether you're a small startup or a large corporation, you can count on us to provide you with reliable and trustworthy services that meet your needs and exceed expectations. Contact us today to learn more about we can help you achieve your goals.

- **Trust** - We prioritize trust by being reliable, consistent, and transparent in all our actions, building strong partnerships with our clients.
- **Respect** - We value treating everyone with dignity, empathy, and fairness, regardless of background or position. Our commitment to inclusivity and respect is reflected in all aspects of our business.
- **Uniqueness** - We celebrate diversity and strive to create an inclusive community where everyone feels valued. Join us in making a positive impact in the world.
- **Social Responsibility** - Giving back to our community and promoting positive social impact.
- **Tranquility** - being proactive in implementing systems and practice that support our teams, tenants and partners in managing workloads , projects and work life balance



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