



# Candor Homes Ltd

Creating & Managing Co-living spaces

## MAKE YOUR HMO WORK FOR YOU

**A Complete Property Management Service for Landlords.** We understand that managing an HMO can be a daunting task, which is why we provide a fully hands-off service to landlords. We take care of everything from refurbishments (if necessary) to property and tenant management, allowing you to enjoy a passive income without any hassle.

Our services are perfect for those who:

- Struggle to fill their rooms
- Don't want to deal with non-paying tenants
- Are tired of high utility bills
- Want to avoid getting bogged down in red tape

We operate 24/7 to make sure everything runs smoothly. Let us take the reins and help you make the most of your investment.



## LET US DO THE HARD WORK

At Candor we are HMO specialists and we understand exactly how to manage HMOs effectively to deliver your return. We are so confident that we:

- 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**  
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 you get paid and we don't.
- 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 No more tenant maintenance calls!**  
No more calls at evenings or weekends. We'll be the point of contact for tenants. We'll manage works and even pay for minor works ourselves.
- 06 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

There are plenty of real life horror stories that tell us it's rarely plain sailing for landlords and things often go wrong. HMOs are High Maintenance Operations and more and more landlords are finding that the HMO market is saturated, highly competitive, tightly regulated, extremely time consuming and, in some cases, unprofitable too. Most high street letting agents are not HMO specialists and struggle to fill HMO rooms.

## HOW DOES IT WORKS?

- We'll let you know how much guaranteed rent we can offer you
- We refurbish your property (if required)
- We tenant your property with professional tenants
- We pay you guaranteed rent for the next years
- You sit back, relax and watch the rent roll in

## WHAT HAPPENS AT THE END?

You can choose to renew with us or you may wish to sell your property. At the end of the contract you have the option to do whatever you choose.





## DO YOU PAY FOR REFURBISHMENT?

Options for Refurbishing Your Property and Maximizing Your Returns

There are two potential options for refurbishing your property, depending on your current financial situation.

- If you are not ready to invest in your property at the moment, but still want to benefit from an enhanced asset in the future, we can cover the refurbishment costs. However, in this scenario, we would offer you a lower guaranteed rent.
- On the other hand, if you have the financial resources to invest, we can offer you higher rents and take care of the refurbishment project on your behalf.

Whatever your situation, we can work together to find the best solution for you. Candor provides a full refurbishment project management service for HMOs. Refurbs include minor cosmetic refurbs of redecoration and kitchen and/or bathroom upgrade to full renovations of multi-unit blocks using our own team of trusted contractors.



## THE TEAM

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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