



360 Property Solutions

An independent property management and lettings agency specialising in guaranteed rent

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Collaborative • Inclusive • Reliable • Resilient

What we do

360 Property Solutions is an independent property management and lettings agency offering Landlords a handsfree service with guaranteed rent.

We specialise in the full management cycle of renting a property including maintenance, refurbishment, advertising, as well as vetting and managing tenants for the duration of their tenancy.

We work diligently for private property owners, property companies, overseas investors, and local authorities to ensure their properties are well cared for, maintained, and have great tenants, all while providing guaranteed rent to owners.

We pride ourselves on our personalised approach tailored to each owner, property, and tenant, with effective communication, quality refurbishment and robust quality assurance processes.

Our primary aim is to ensure our clients, proprietors, and tenants, are confident with the services we provide.



Our Values



Our values are important to us. We want every employee, property owner, contractor and associate we work alongside to experience these values in our everyday practise.

- Collaborative
- Inclusive
- Reliable
- Resilient

Collaborative

- Whether it is a refurbishment or guaranteed let, we work with our clients to ensure that their vision comes to life and their needs are met.

Inclusive

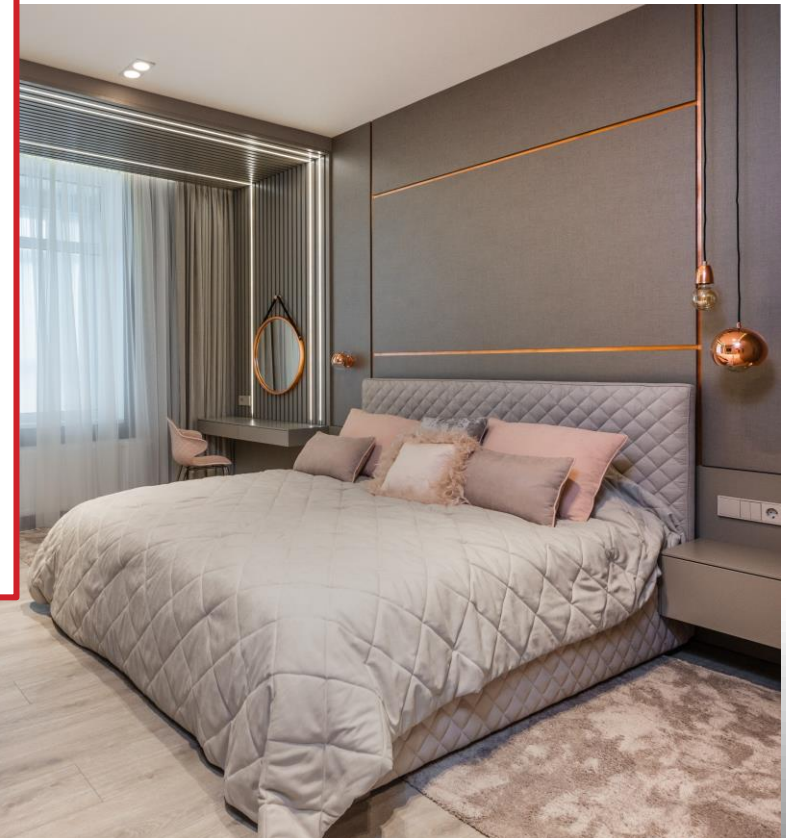
- With a neurodiverse director at our helm, we are an inclusive company and welcome client partnerships and tenants from all walks of life.

Reliable

- We pride ourselves on being responsible, communicating effectively with our clients and building relationships based on trust, with high quality outcomes.

Resilient

- No matter what the potential obstacle, here at 360 PS Group Ltd, we are solution focused, and will ensure that projects and properties are professionally managed to completion.



Guaranteed Rent

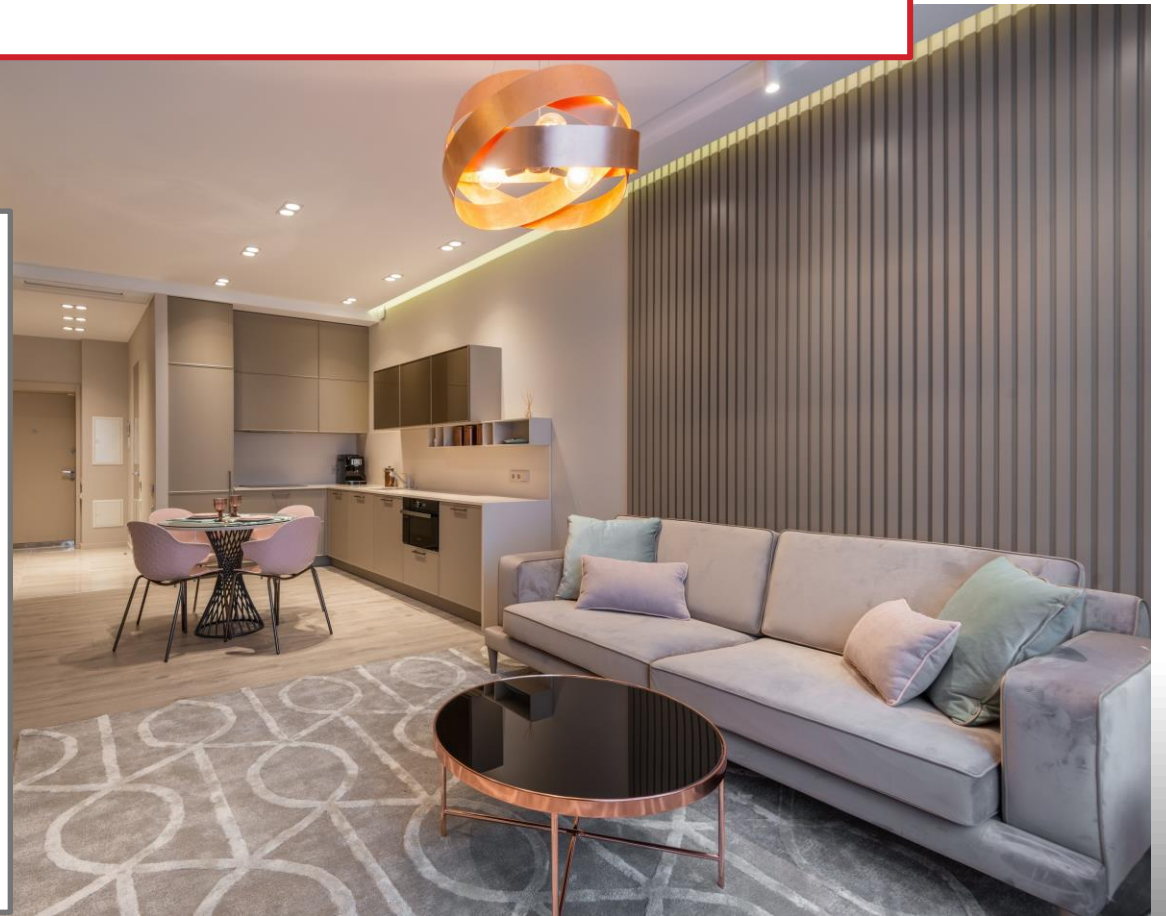


Are you a property owner and seeking a regular fixed rental income without the pressures of tenant finding, administrative duties, property inspections and reduced income from vacant properties. If so, our guaranteed rent scheme will be the best option for you!



Benefits of Guaranteed Rent

- No void rent periods due to vacant property
- We can lease the property from 1 – 10 years
- We manage the maintenance for the duration of the lease, free of charge
- Premium property management plan included in the contract, free of charge
- Ability to forecast your profits for the year, from day one
- Rent paid in advance
- No setup fees, monthly commissions, or hidden extra costs
- We deal with all the tenant's queries, questions and complaints
- Property inspected every 3 months
- Property handed back in the exact same condition as given
- Peace of mind



Guaranteed Rent

Our easy four step process to your guaranteed rental income...



Step 1

360 Property Solutions can lease your property from you for a period of 1-10 years.

Step 2

We agree a monthly rent commitment for the period of the lease, and you will receive your rental income directly from us, regardless of whether the property is vacant or not.

Step 3

We will advertise the property, carefully selecting tenants that will look after your property, arrange the tenancies and ensure that deposit protections are in place.

Step 4

As part of our lease agreement with you, the property will have regular inspections and we will manage the maintenance at no additional cost.

Property Management



We offer two levels of property management. Fully managed, which includes tenant finding, inspections, rent collection and repairs. Alternatively, we also offer, Lettings Only, which is a tenant finding and move in service only.

What to expect when 360 PS manage your property

In line with our values, we will have a collaborative approach to your property management, working diligently with owners, tenants, and trades (where applicable). We have a resilient approach to ensure that your property is looked after, and the desired rental income is secured. Identifying any potential barriers to the effective letting of your property, prior to tenant find and recommending adjustments to increase your rental yield.

Transparency

With our transparent pricing and package deals, there are no surprises for your budget or expectations.

Responsibility

Your property management coordinator will manage all queries with your tenants and communicate with you, sending inspection reports and updates when required.

Tenancy Management

Tenancy renewals are done on your behalf in accordance with the tenancy agreement. Our premium management service will begin the tenant finding process as soon as the current tenant gives notice, to ensure no breaks in rental income for the property owner.

Peace of Mind

Property Owners can relax and regain their time and freedom, knowing that their property is well managed.

Property Management

Our Property Management Services



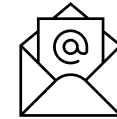
Services Provided	Tenant Find Only Service	Rent Collection Service	Premium Management Service
Professional photography	✓	✓	✓
Comprehensive marketing	✓	✓	✓
Tenant finding	✓	✓	✓
Comprehensive referencing	✓	✓	✓
Tenancy agreement included	✓	✓	✓
Inventory and check in provided	✓	✓	✓
Deposit registration	✓	✓	✓
Accompanied Viewings	×	✓	✓
Electrical and gas inspections arranged*	×	✓	✓
Energy performance certificates arranged*	×	✓	✓
Property licensing advice	×	✓	✓
Renegotiate tenancy extensions	×	✓	✓
Collection of rent	×	✓	✓
Monthly financial statements (multiple properties only)	×	×	✓
Yearly financial statements	×	×	✓
Pursue & advice on rent arrears	×	×	✓
Professional cleaning arranged	×	×	✓
Payment of outgoings	×	×	✓
Repairs and maintenance arranged	×	×	✓
24-hour emergency available	×	×	✓
Property inspections included	×	×	✓
Legal notices served	×	×	✓
Management of the check out	×	×	✓
Vacant property management	×	×	✓



Contact Us



Get in touch to join our guaranteed rent scheme.



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