

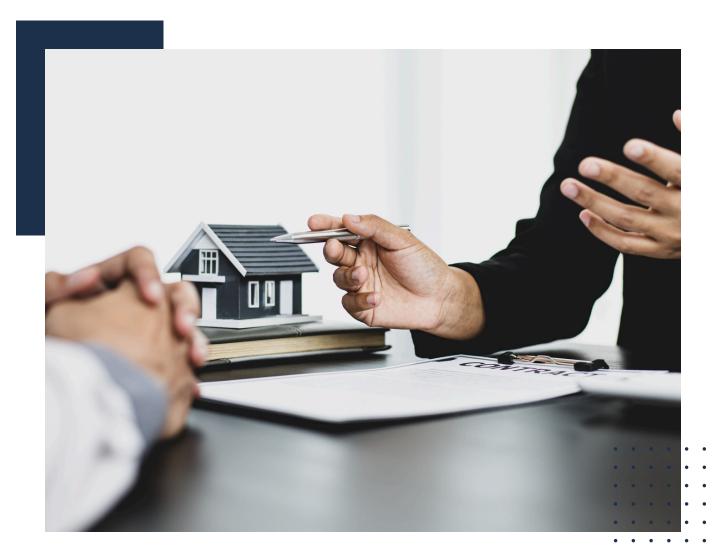


PROPERTY MANAGEMENT BROCHURE

McGardens Estate Lettings

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Welcome to McGardens Estate Lettings

Designed for modern landlords, McGardens Estate Lettings delivers reliable, transparent, technology-driven property management.

We make letting seamless by combining personalised service, market expertise and efficient systems to maximise your property's potential with minimal hassle.

Whether you're a first-time landlord or an experienced investor, our team supports your goals with hands-on care and robust compliance.

Why Landlords Choose Us

At a glance...

	MCG MCGARDENS ESTATE	Typical high-street agent
Management fee (AST)	9% + VAT	10−15 % + VAT
Onboarding cost	£595 + VAT (new) / £225 + VAT (switch)	1 × month's rent up-front
National coverage	England & Wales	Patchy, branch-led
Compliance	CMP, TDP, AML, ICO, GDPR, PRS	Varies by branch
Protection	Rent Protection Insurance, £100,000 legal coverage	No typical Insurance
Average days-to-let (Q1-2025)	17	28-45

We combine industry-leading practices with modern infrastructure to deliver efficient, hands-free property management - giving you complete peace of mind.



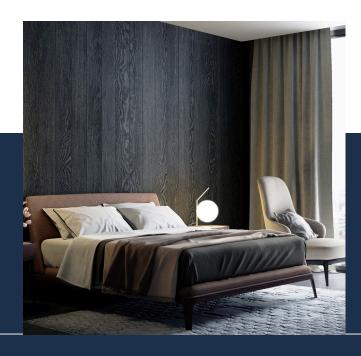
AST Property Management.

McGardens Estate Lettings offers a comprehensive AST package

Every property at McGardens Estate Lettings has two dedicated managers and benefits from rigorous tenant screening, providing dependable occupants and 24/7 care. Optional rent-protection insurance with £100,000 legal cover safeguards your income, and data-led rental reviews keep yields in line with the market. Clear monthly statements, proactive arrears handling and end-to-end compliance management remove the admin, all backed by a nationwide network of vetted local agents and contractors.

- Accompanied viewings
- Contractor arrangement
- Dedicated rental team
- Deposit registration
- Emergency work response
- Floorplans
- In-depth referencing
- In-depth valuation
- Invoice payments
- Monthly financial statements

- Negotiate terms and tenancy agreement
- Offer negotiation
- Photography
- Property marketing
- Property visit with photos every 6 months
- Quarterly reporting
- Rent collection and handling arrears
- Rental Reviews in line with market trends
- Initial money handling & rent setup Two Property Managers 24/7 coverage
 - Underwrite rental income (£22.58/month) with £100,000 legal protection



Tenant Find Only Service

Tenant Find in 3 Phases

01 - Consultation & Marketing

- Rental appraisal and online yield consultation
- Compliance check (EPC, gas, EICR) and onboarding paperwork
- Professional photography, videography and floor-plans
- Optimised pricing strategy using real-time market analytics



02 - Viewings & Referencing

- Accompanied viewings with a local, vetted agent to highlight your property's best features.
- Secure official offers & collect the legally compliant holding deposit to lock in serious tenants.
- Automated affordability assessment to confirm income-to-rent ratios.
- Comprehensive credit & reference checks covering employment, and ID verification.

03 - Tenancy Initialisation

- Digital tenancy agreements that meets the latest UK legislation and signed online for speed.
- Optional Rent Protection Insurance £22.58/month includes up to 15 months of 100% rent coverage and £100,000 legal expenses.
- Deposit handling & registration in a government-approved protection scheme within 30 days.
- In-person check-in with optional photographic inventory to document the property's condition and keys handed over securely.



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Tenant Find Only Service

Hassle-Free Letting from Marketing to Move-In

• Marketing & Viewings

We advise on rental pricing, list your property on portals, erect and arrange accompanied viewings.

Tenancy Setup

We handle tenant referencing (credit checks, right-to-rent), draft the agreement, and manage deposits per TDS guidelines.

Fees & Onboarding

Tenant Find Onboarding Fee: £350 + VAT and 9% + VAT of PCM Rent for of 6 months.

• Inventory & Further Checks

Inventory costs are at the landlord's request; we can also arrange gas/electrical checks for a fee.

Exclusions & Landlord Responsibilities

We don't handle insurer communications, HMO licensing, or legal compliance beyond referencing. Landlords remain responsible for property safety and required permissions.



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Pricing &

Onboarding

AST Management

- Management Fee: 9% + VAT
- Onboarding: £595 + VAT (£225 + VAT if transferring from another agent)
- Check-out (end of tenancy): £60 + VAT
- Optional Inventory: £110 + VAT

Tenant-Find Only

- Total Fee: £350 + VAT plus 9% + VAT of the first 6 months' rent
- Optional Inventory: £110 + VAT
- Rent Protection Insurance (optional but recommended):
- £22.58 per month



Full Management (9% + VAT per month)

Reduced Onboarding fee - charged per property at the outset

Portfolio size	Existing tenancy <i>l</i> management transfer	Vacant unit / new landlord
5–9 units	£225 + VAT per unit	£450 + VAT
10+ units	£195 + VAT per unit	£350 + VAT

Need a tailored figure?

Contact us for a complimentary portfolio review and bespoke quotation - no commitment required.

All Fees are charged from Rental Payments.

No upfront payments.



SLEEP EASY YOUR RENT IS PROTECTED



Optional Rent Protection & Legal Expenses Insurance, underwritten by the DAS Group.



Up to 15 months' rent paid

until vacant possession is regained



£100,000 legal expenses

for eviction, property damage & contracts



Tenant eviction & mediation handled

claims filed in under 10 minutes



Rent Recovery pursued for you

24/7 legal advice helpline

How it Works



We reference the tenant (credit, ID, income).



Policy auto-activates when the tenancy starts.



We file the claim – you receive rent monthly while we resolve the issue.

Rent Protection is optional at £22.58 per tenancy, per month; terms available on request. Cover provided by DAS Legal Expenses Insurance Company.



Accreditations & Partnerships

Regulated, trusted and widely featured across the UK property sector

Regulatory & Compliance







Have questions or ready to begin? Contact our friendly team today.

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CASE STUDY - AST









- Purchase Price
- Rent per Month
- Managed Fee (inc VAT)
- Insurance per Month
- Monthly NET Returns

Annual NET Yield

High Street Agent

£220,000

£1,420

15%

N/A

£1,138

6.2%



£220,000

£1,420

10.8%

£22.58

£1,244.06

6.79%



- Q: Where do you operate?
 We offer property management across England and Wales.
- Q: How quickly can you let my property?
 On average, we secure tenants within 17 days of listing.
- Q: Can I contact someone directly?
 Yes. You'll have a dedicated point of contact and emergency escalation to a senior team member if required.
- Q: Do you handle legal compliance?

 Yes. We assist with all required safety certificates, deposit protection, and legal compliance obligations.
- Q: Is there a contract lock-in?
 We offer flexible terms. Terminate with 30 days' notice if you're not satisfied no penalties.

