



KINSMAN
PROPERTY MANAGEMENT

HMO PROPERTY MANAGEMENT
South East London & North Kent

MISSION STATEMENT

We are property problem solvers. Our goal is to deliver a profitable, hassle-free long-term management service for landlords.

Owning, operating and managing a residential property portfolio is not as easy as it was. Regulations, taxes and more demanding tenants are the modern challenges being faced by landlords.

Our unique rent service is the ultimate hands-off letting experience providing you peace of mind without you having to lift a finger. We take care of everything from tenant referencing to maintenance, with no extra fees or costs. Even if your property is tired and needs refurbishing, our expert design team will breathe new life into your property.



OUR STORY

We are a family run business and we are aware of the challenges facing land lords today.

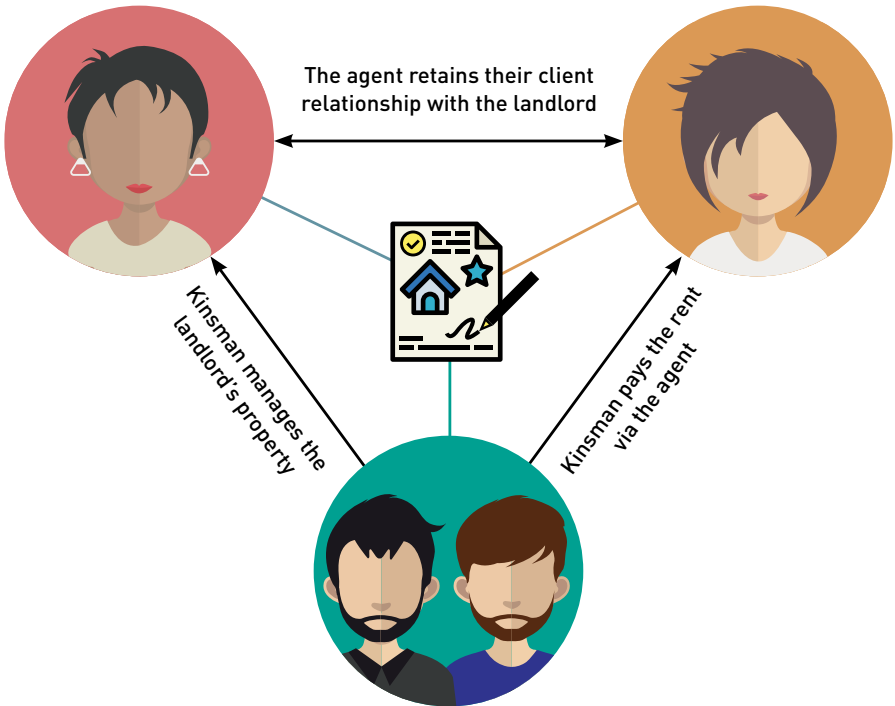
In the early stages of our property journey, we became aware of rogue practices in multi-lets. Poor build quality, lack of hygiene, no cleaners or maintenance and no tenant referancing; so we decided to provide a service creating solutions to all these problems. We have set out a plan to bring high end, good looking properties to the fore of the market.

HOW IT WORKS

Our three way contract between landlord, agent and Kinsman Property Management Ltd ensures the needs of each party are met.

**THE LANDLORD
SUPPLIES A PROPERTY**

**THE AGENT TAKES
THEIR COMMISSION**



**KINSMAN PAYS THE RENT
AND MANAGES THE PROPERTY**

* If there is no third party agent the contract will simply be between Kinsman and the landlord.

TOUCH POINTS

We will work through five essential touch-points to streamline the process of turning your house into a home.



1 VIEWING

After viewing the property, we will determine whether the criteria for a high quality HMO are met, with an initial project assessment.

OFFER 2

You will always hear from us. Regardless of our decision, we will always check in after viewing. Upon positive evaluation, a suitable offer will be submitted.

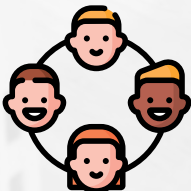


3 CONTRACT

We propose the three-way company let agreement which guarantees rent for the landlord and commission for the agent, typically between three to seven years.

SET-UP 4

We will manage any licences that need to be issued and any works that need to be carried out to make the property ready for occupation.



5 OCCUPANCY

We will work with our existing clients and provide the necessary marketing to ensure the property is occupied in good time.

CORE OFFER

Kinsman aims to be synonymous with quality of service for the landlord and the letting agent alike.



GUARANTEED LONG-TERM RENT

Our company let agreement ensures tenancy for up to seven years and also comes with the option to renew.

HMO LICENSING

We take care of the licensing agreement and make sure that the regulations have been adhered to.

REGULAR INSPECTIONS

We provide teams to clean and inspect the property on a regular basis to ensure they are clean, hygienic and that fire safety standards are met.



REFURBISH & FURNISH

We will work with accredited tradespeople to ensure the property is brought back up to a high standard by providing furnishings and decoration when needed.

HIGH QUALITY & STANDARDS

We will liaise with the local council to make sure that only the highest standards are being met for our HMOs, and that at the end of the contract term, the property remains an excellent investment asset for the owner.

UTILITIES & BILLS

As the managing agent we will take care of all utility bills.



HOW WE WORK

Landlords with whom we work receive great value from our relationship and are provided with a hands-off, long-term tenancy solution that also provides a greater return on their investment.

Our standard company let agreement is for a term between three to seven years during which, we guarantee you monthly rental income and the best part of that is, you do absolutely nothing.

We provide tenants, carry out repairs and maintenance and care for your property with regular cleaning and inspections. We will

also apply for the HMO license and manage any compliance work required.

Interested? If you are an agent representing a three or more bedroom property with at least one reception room, a good size kitchen and living space close to transport links in the Dartford, Gravesham or Sevenoaks boroughs, we would love to hear from you.

CASE STUDY: 24 PLUMER STREET



“

I COULDN'T HAVE DONE THIS WITHOUT YOU...I PROBABLY WOULD HAVE SOLD AT A RIDICULOUSLY LOW PRICE IF I'D HAVE LISTENED TO MY ESTATE AGENT!

CLAIRE D'ANGELO

TESTIMONIALS

LANDLORD



I was in a bit of a tricky situation and didn't really know what to do. Advice from my solicitor and estate agent were conflicting, along with me not really understanding the jargon; leaving me in a pickle!

Tim from Kinsman gave me some excellent impartial advice, very clear and simple steps to take on how to go forward and I'm pleased to say things are working out very well for me now!

I've now been fully booked as theatre digs for eight consistent weeks and since joining Airbnb too I've had five more bookings! I can't thank you enough!! By your advice, I'm also extending the lease on the property to add extra value for when I do eventually sell.

Couldn't have done it without you... I probably would have sold at a ridiculously low price if I'd have listed it with to my estate agent.

THANK YOU!!"

Claire D'Angelo

Landlord

INVESTOR



I have been investing with Kinsman for about a year and am very happy to offer a testimonial for their company.

Tim and Ed are very approachable and knowledgeable people who give clear explanations as to how each investment is to be used and they are excellent at keeping me informed as to progress.

I believe their company to be a real peace-of-mind investment and they have certainly gained my trust."

Nicola Craig

Private investor

AGENT



Kinsman property recognise the changing nature of HMO property and the increased expectations of tenants. The finish of the property is to the highest standards and means we as agents have no problem letting the property and commanding top rental values. Our first set of tenants are now moved in and are enjoying their property.

With Kinsman being based in London and the property and ourselves in Liverpool there has been lots of back and forth required to ensure the property was finished to the correct standards legally and presented appropriately for the tenants. This has been dealt with through open and clear communication with decisions and actions made promptly.

Rooms4u will hopefully continue to manage the property for the foreseeable future. We would happily work with Kinsman again and hope to have a positive impact in helping them to grow their portfolio both in Liverpool and further afield."

Adam Ormesher

Director, Rooms4U

**IT IS OUR PERSONAL
MISSION TO SOLVE
PROBLEMS FOR
ALL OF OUR
PARTNERS**



CONTACT US



Tim Webb

Deal sourcing &
Initial Consultations

☎ 07858 119 736

✉ tim@kinsmanproperty.com



Ed Webb

Deal analysis &
Project management

☎ 07870 373 856

✉ ed@kinsmanproperty.com



**GET IN TOUCH WITH EITHER OF US.
LET'S HAVE A CHAT OVER COFFEE AND SEE
IF THIS IS THE RIGHT SOLUTION FOR YOU.**



KINSMAN
PROPERTY MANAGEMENT

Kinsman Property
Management Ltd.

Company No. 1222 9401



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Information Commissioner's Office