



THE ADVANCED RENT OPTION (ARO™)



What is the Advanced Rent Option (ARO™)?

ARO™ is a quality full management service that includes a years rent upfront at no extra cost. ARO™ is available for new and existing tenancies provided the property is compliant and the tenants pass a professional referencing check.



The ARO™ is changing the way investors and landlords are looking at their investments and is a huge game changer for anyone with a buy-to-let property. ARO™ offers Landlords the ultimate in terms of peace of mind, flexibility and financial freedom.

You can rest assured that when you choose an ARO™ through us, you and your property are in safe and experienced hands.

How it works

Sinclair Hammelton becomes your Primary Tenant using our proprietary Primary Tenancy™ business model and pay you a year's rent in advance, less our discounted rent and any other charges due to set up the tenancy. We then collect our rent monthly from the tenants in the property. Practically speaking and in other respects the ARO™ is similar to our conventional Full Management Service.

Assuming there is not already a tenant in residence, we will find you a quality tenant. Prior to move in we will ensure that the property is fully compliant and the tenant is professionally referenced and during the tenancy we will carry out all our normal duties as your managing agent. In the case of a new tenancy we will transfer your funds less our agreed discounted rent and costs, once the tenant has moved in and paid us their first months rent. If you have already have a tenant we will transfer your funds once we have completed our checks, established a new 12 month tenancy and received the first months rent.

Landlord Rent Guarantee

The ARO™, like any conventional full Management service, is available with or without a rent guarantee. If you choose not to have the rent guarantee and our tenant does not pay us the full 12 months rent then you would be liable to repay the balance, or, we can collect it back from a new tenant at our discretion.

If you choose our Landlord Rent Guarantee and our tenant doesn't pay their rent, you will not be liable to repay us the amount not collected, unless the tenant leaves the property mid tenancy and there is a void. In this event where the tenant leaves during the twelve month contract, we would normally re-let your property with a new ARO™ for the new tenancy, minus the rent portion not paid back by the previous tenant on the original ARO™ tenancy.

Alternatively, if there is rent outstanding and you decide to go in another direction with your property, you will be liable to refund us the outstanding portion of advanced rent.





ILLUSTRATION

A simple illustration based on a £1200 per month rent for a new tenancy, including the optional Landlord Rent Guarantee (A fully managed property does require a maintenance float for emergency works):

Rent @ £1200 per month - 12 months rent = £14400.00

LESS

Discounted rent (equivalent to standard fees): £2592.00

Set up fees for new tenancy (approx): £550.00

Landlord Rent Guarantee 3.75%: £540.00

Float for management: £450.00

NET PAYMENT AVAILABLE TO LANDLORD: £10,268.00

(ILLUSTRATION ONLY)

If you are interested in the ARO™ please contact us and one of our advisers will be happy to help with your personalised illustration.

What Landlords are saying:

Robert W ★★★★★

'We decided to go for ARO™ as it gave us a lot more peace of mind to get our rent up front for the year rather than monthly.'

Lauren E ★★★★★

'I used the cash from the ARO™ to pay off my credit card bill and cover some refurbishment costs on my new house.'

Chris H ★★★★★

'I used the upfront money from the ARO™ as a deposit for my next buy to let property in Manchester.'

Emily A ★★★★★

'When we heard about ARO™ we liked it but first we asked several agents if they did something similar and no one did, it really is a unique offer and so useful'



Contact us

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