



Make Property Work for You

We offer you a service which delivers a fully hands-off service to investors who want property to work for them and NOT work for property.

Investors who **don't want to**

- Struggle to fill rooms
- Deal with nightmare tenants
- Endure high cost of reactive maintenance
- Drown in masses of red tape

We will manage every aspect of your HMO from sourcing, refurbishment, management and maintenance.

For us, it is a 247 business.

For you, it is passive income.

Let us do the hard work for you!

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

Guarantee your rent. Every. Single. Month

This is where the magic happens. No voids. Ever.

Just sit back and watch the rent roll in.

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 or utilities are high, you get paid and we don't.

Give you total freedom from tenant management

We are fully insured and Rent Smart Wales licenced and will manage all aspects of your HMO. You never need speak to another tenant again. Unless you want to!

No more utility bills!

We'll pay all the bills. If tenants turn the heating to 247 Tropical, you still don't pay a penny.

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

Over the last 10 years HMOs have soared in popularity with investors because of the profits which can be achieved. It's not uncommon to achieve profits many times higher than a single let for the same initial investment.

However, there are plenty of real life horror stories that tell us it's rarely plain sailing for investors who get it wrong.

HMOs are High Maintenance Operations and more and more investors are finding that the HMO market is saturated, highly competitive, tightly regulated, extremely time consuming and, in some cases, unprofitable too.

Get it Right Every Time

With HMO Heaven you know you'll get it right every time with the right property in the right location.

You don't want to find out too late that your chosen property is on the 'wrong' side of the street or that your bedrooms or communal areas do not meet the requirements or that your property fails to get planning consent.

In Newport HMOs require both a licence *and* planning. We understand what will work and what won't.

There are many regulations that HMO owners must adhere to and there have long been fines for those that fail to do so.

However, last year a change to the Legal Aid, Sentencing and Punishment of Offenders Act 2012 removed the £5,000 cap on magistrates fines to an unlimited amount, meaning magistrates can impose fines at their discretion. This has led to radical increases in fines for HMO landlords who get things wrong.

Although HMOs are undoubtedly higher yielding investments than single lets, rigorous due diligence is needed when assessing the viability of converting a property into a HMO or buying and managing an existing HMO.

Refurbishment Service

HMO Heaven provides a full refurbishment project management service for HMOs. In some cases we pay for the refurbishments and in some cases the property owner pays. Refurbs include minor cosmetic refurbs of redecoration and kitchen/bathroom upgrade to full renovations of multi-unit blocks using our own team of trusted contractors.

Photographs of recent projects are attached. The quality of the refurbishments and diligent property

management has enabled HMO Heaven to deliver high guaranteed rents to investors.

What our Investors Say

"After over 10 years of self-managing hell, I'm starting to get used to having very little to do"
Daron Cleverly

"Friendly, reliable and well managed. HMO Heaven provides excellent service"
Coralie Evans

"I have total confidence in HMO Heaven to completely manage the property without any need for my involvement"
Jagjit Singh

"The rent is on time, every time! HMO Heaven do what they say on the tin."
Robbie Falconer



Why Newport?

There is opportunity in Newport with the Severn Bridge becoming toll-free by the end of 2018. It's a great location between the very hot property markets of Bristol and Cardiff.

There is huge investment in Newport including £1.2bn allocated as part of Cardiff Capital Region City Deal. The building of the Welsh International Convention Centre is attracting hundreds of workers and will attract thousands of new visitors when it opens next year.

£38m is being invested in Newport for a new facility to make semiconductors (the technology in smartphones, robotics and 5G) which will attract tech gurus from around the world.

There is a growing market for high quality, furnished, all bills included accommodation for young professionals.

The Team

HMO Heaven is run by sisters Stephanie and Nicky Taylor. As experienced landlords, they deliver the service they wanted as landlords, driven by high quality, transparency and integrity.

We deliver great homes for housemates and guaranteed returns to you.

HMO Heaven is a member of the Property Redress Scheme, Rent Smart Wales (agent certified) and the Deposit Protection Service.

Contact Us

Stephanie and Nicky Taylor

01633 449 200 | 07881 900 251

hello@hmoheaven.co.uk

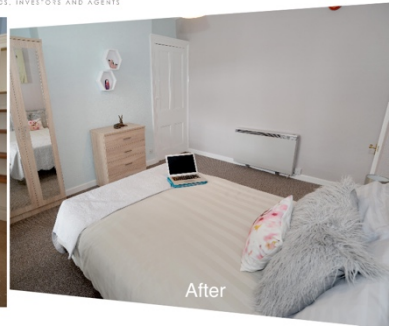
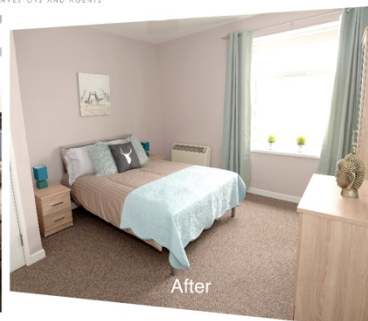
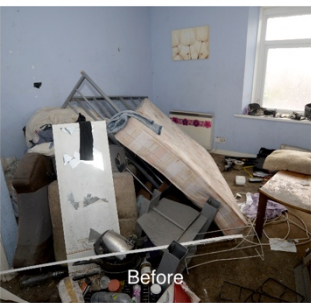
www.hmoheaven.co.uk

January 2018

Refurbishment

Clytha Square

4-storey, 5 self-contained units



Refurbishment

Fairoak Avenue

5-bedroom HMO (4 double - 1 single)



Queens Hill

5-bedroom HMO (4 double - 1 single)

