



SERVICED ACCOMMODATION: 3 WAYS WE CAN TEAM UP



WE'RE EXPERIENCED SHORT-LET PROVIDERS

What is serviced accommodation?

Also called holiday let, corporate let or short let, in a nutshell, it is a home away from home.

The property, fully furnished and decorated, is occupied by guests who stay for a short period of time - think of AirB&B or Booking.com.

As travellers look for more flexible and cost-efficient ways to spend time away from home, there is a rapid increase in the demand for this type of accommodation. This is just the right time to get involved!

We're Helen and Juliana.

We are experienced serviced accommodation providers with a small portfolio of R2SA properties.

If you have a vacant property, there are three ways we can work together:

- Total support package
- Full management
- Guaranteed Rent

In this guide, we explain in detail each of these options. Keep in mind though that our services are fully flexible, and can be tailored to your needs.





TOTAL SUPPORT PACKAGE

If you want to introduce serviced accommodation to your strategy mix but are unsure how to get started, our total support package is ideal for you.

In a nutshell, we will help with everything you need to get your property up and running as a serviced accommodation unit.

This includes:

- Full set up of management systems (including booking, dynamic pricing and deposit management systems)
- Assistance with the purchase of furniture and decorative items
- Staging and professional photography management
- Complete listing on booking sites (including AirB&B and Booking.com)
- Building the supporting team in your area (including cleaning and maintenance companies)

On top of this:

We will also be available for 2 months to support and advise you on the management of daily activities, including responding to guest enquiries.

Ideal for: first-time SA investors or investors who want a hands-off approach to setting up of their new SA unit.

Fee structure: one-off fee



FULL MANAGEMENT

If you want to have a serviced accommodation/short let unit but don't have the time to dedicate to its daily management - we're here to take these tasks over.

In a nutshell, this is a completely hands-off approach so you don't need to worry about a thing - we've got it covered.

This includes:

Guest management:

We take care of your guests, from the moment of booking to check-out - every interaction counts

- Set up and monitoring of all guest communications
- Replying to all booking enquiries
- Managing deposit payments for bookings
- Ensuring smooth check-in and check-out processes
- Always available to help with any questions during their stay
- Quickly handling any unplanned situation, to ensure guests are supported

Property management:

We look after your property as it is was ours.

- Optimising property listing with dynamic pricing
- Management of the professional cleaning & housekeeping teams, including linen
- Regular inspections with full report provided
- Management of the inventory of consumables & toiletries
- Maintenance of the property, from handling small fixes to managing contractors

Ideal for: investors who are looking for a completely hands-off approach to SA

[Access our guide](#)

Fee structure: % of revenue

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GUARANTEED RENT

Do you have a vacant rental property? Instead of looking for tenants, consider this alternative approach, which gives you guaranteed monthly rent without deductions or voids.

In a nutshell, we rent the property from you to offer as short-let accommodation to guests.

Some of the benefits this approach offers to landlords are:

- Long term security and no voids
- Guaranteed monthly income (rent agreed) with no deductions
- Zero management fees
- Lower risk, as the rental period for each guest is lower
- Regular checks, as the property is inspected after each check out
- Professional clean, as the property is professionally cleaned after every stay

If you are interested in this approach, check out our dedicated guide on 'why a guaranteed rent agreement can offer more benefits to landlords than an AST' - click the button below to access it on our website.

[Access our guide](#)

Ideal for: landlords who want guaranteed monthly income and the benefits SA offers



WHY US?

We're experienced and dedicated

We currently manage a small portfolio of short lets and have first-hand experience in dealing with all aspects of this strategy.

We like keeping it simple

We are not corporate, do not use jargon and like establishing connections. We prefer to keep things informal and friendly as we strive to build a win-win partnership with anyone we work with.

We value confidentiality

We understand our interactions may include private information and guarantee total discretion and confidentiality.

We offer flexible solutions

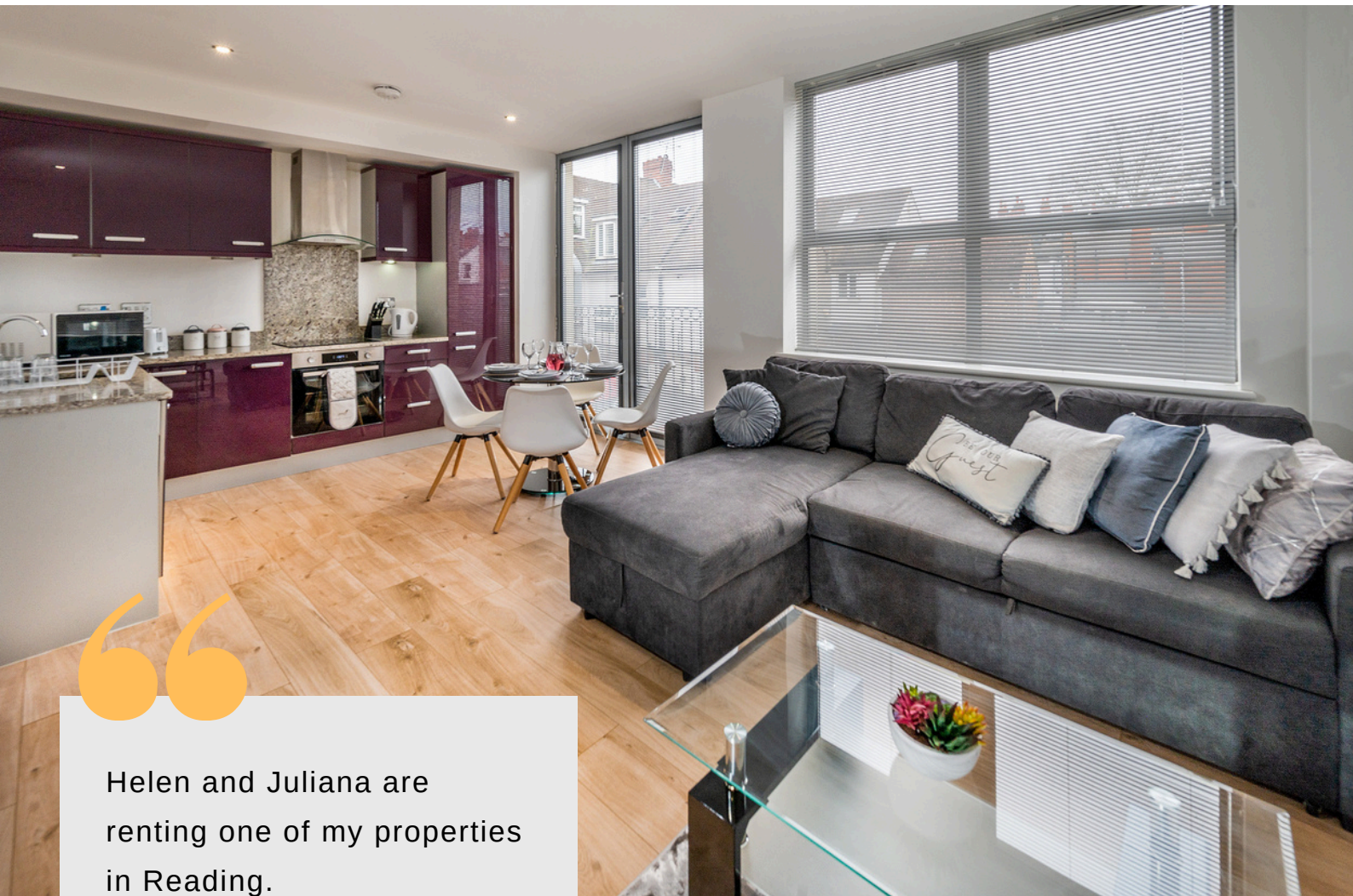
We don't believe in one size fits all - each business and investor is different, so we offer the flexibility of creating a package of services tailored to your needs.

We're fully compliant

We are fully compliant with all the latest regulations, are members of the Property Redress Scheme (PRS) and are registered with Data Protection and Anti Money Laundering.

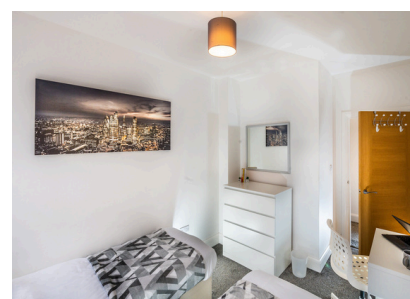
LANDLORD/INVESTOR TESTIMONIAL

Using the rent-to-rent strategy, we currently let a property in Reading and arrange for it to be occupied by guests on a short-term basis. The landlord receives guaranteed monthly rent, while our guests enjoy a comfortable, clean and homely stay.



Helen and Juliana are renting one of my properties in Reading.

I am more than happy with their friendly but professional attitude and look forward to our business relationship expanding in the future, as this was my first experience in R2R and they have made the transition from BTL a very smooth ride. Thanks.
Steve, landlord



WHAT OUR GUESTS SAY

For us, a positive review goes much deeper than boosting our listings on OTAs. Even though that is major too, especially in order to maintain a high occupancy rate, a positive review means the guest had a great experience - and THAT'S what's really important.

It makes us so happy to be able to provide this to our guests.



Didier

17–20 Nov 2024

Overall quality ★ 5

Great spot and great host Thank you



Wesley

4–8 Nov 2024

Overall quality ★ 5

Nothing but a great stay



Daniel

11–18 Oct 2024

Overall quality ★ 5

Great place,!



Callum

23–27 Sept 2024

Overall quality ★ 5

Great stay. Good for contractors



ACCOMMODATION

Do you have a rental property and want to explore how you can enjoy the benefits that Serviced Accommodation offers?

We'd love to hear from you.
Get in touch!



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