



## **PROPERTY MANAGEMENT & LETTINGS BROCHURE**

 Eldo House, Monkton Road, Prestwick, KA9 2PB

 01292836036

 [www.loxproperty.co.uk](http://www.loxproperty.co.uk)

 [info@loxproperty.co.uk](mailto:info@loxproperty.co.uk)

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## ABOUT US

At Lox Property we take pride in being open and honest with all communications and spend time getting to know our landlords to ensure we understand their needs. This allows us to best meet their expectations and provide a client centred approach to managing their property. We believe in traditional values prioritising customer service and client happiness acting with integrity at all times. We are with you every step of the way.

## WHY LOX?

- First 3 month's management FREE for all properties
- Online Landlord Zone with access to property financials, inspections and certificates at the click of a button
- Comprehensive Rent Guarantee options for extra peace of mind
- Registered with the Scottish Letting Agent Register, member of the Council of Letting Agents, and full Client Money Protection and Property Redress Scheme cover



## TESTIMONIALS

*"Couldn't recommend Lox property enough! Excellent, efficient and professional service. I had the pleasure of Gemma helping me rent out my property, I cannot speak highly enough of the service Gemma provided and also her colleague Liam."*

**Rachael - Landlord**

*"I have just started renting a property I secured through Lox Property and they were amazing from point of viewing to move in day - I highly recommend them. Gemma kept me up to date throughout each step of the process, she was fab. Liam was also super helpful. Professional, friendly and efficient - they made moving in to my perfect property stress free!"*

**Carly - Tenant**

# SERVICES

Fully Managed - £225 Marketing Fee then 10% of monthly rent (plus VAT)

Our professional property management service for owners who want a hands-off hassle free approach to rental property ownership. Trusted by numerous successful landlords, we take care of all aspects of property management including, marketing, inventory, tenancy creation and maintenance.

Let Only - £395 (plus VAT)

For landlords who want greater involvement in the day-to-day running of their rental property. Our Let Only service provides efficient marketing of your property, thorough referencing, detailed tenancy and inventory creation, tenant check-in, and professional landlord handover.

## RENT PROTECTION

One of the benefits of becoming a Lox landlord is access to comprehensive Rent Protection. As standard we carry out thorough referencing of all tenants, however, sometimes a tenant's circumstances can change unexpectedly. We've partnered with Goodlord in order to offer our landlords extra peace of mind knowing their income is protected. Some of the features include:

- Nil excess
- Upto £100,000 Legal Expenses
- Rent covered for upto 15 months
- 75% Rent covered for 2 months after vacant possession

For full details of Rent Protection speak to one of our team today



## PORTFOLIO LANDLORDS

Owning and operating a portfolio of tenanted investment properties comes with many challenges. One of the most difficult is liaising with multiple property management companies with multiple points of contact. Here at Lox we want to change this. Our portfolio management service includes FREE portfolio appraisal before transferring the management of all properties under one roof with one point of contact. Furthermore, you will have access to all your property statements and certificates. We can even provide a bespoke fee package just for you ensuring value for money.