



ABOUT

OUR COMPANY

JQ Properties is a proactive and innovative property management company that focuses on Guaranteed Rent and high-quality house shares. Unlike traditional estate agencies, we specialise in property management. Our approach is straightforward: we secure a property from a landlord through a lease agreement lasting between one and five years, then rent out individual rooms to working professionals. We handle all the management tasks, allowing landlords to enjoy a hassle-free experience.

LET'S CONNECT

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JQ PROPERTIES

A PROPERTY MANAGEMENT COMPANY THAT PROVIDES LANDLORDS WITH A LONG TERM, HASSLE FREE SOLUTION TO LETTING THEIR BUY-TO-LET PROPERTIES.

NO MANAGEMENT FEE

YOU RECEIVE 100% OF THE AGREED MONTHLY RENT. WE DO NOT CHARGE TENANT FINDERS FEES OR MONTHLY MANAGEMENT FEES FOR THE SERVICE PROVIDED TO OUR LANDLORDS. IF YOU HAVE BEEN INTRODUCED TO JQ PROPERTIES BY AN AGENT HOWEVER, YOU MAY HAVE OTHER FEE ARRANGEMENTS WITH THEM.

WHAT TO EXPECT FROM US



GUARANTEED RENT SERVICE

JQ PROPERTIES IS A MODERN AND FORWARD-THINKING PROPERTY MANAGEMENT COMPANY SPECIALISING IN GUARANTEED RENT AND PREMIUM HOUSE SHARES. WE ARE NOT AN ESTATE AGENCY BUT DEDICATED PROPERTY MANAGERS. OUR PROCESS IS SIMPLE: WE LEASE PROPERTIES FROM LANDLORDS FOR PERIODS RANGING FROM ONE TO FIVE YEARS AND RENT OUT THE ROOMS TO WORKING PROFESSIONALS. WE TAKE CARE OF ALL THE MANAGEMENT RESPONSIBILITIES, ENSURING LANDLORDS ENJOY A STRESS-FREE EXPERIENCE.

PROPERTY MAINTENANCE

TO KEEP YOUR PROPERTY IN EXCELLENT CONDITION, WE PROVIDE A WEEKLY CLEANING SERVICE, EMPLOY RELIABLE MAINTENANCE CONTRACTORS, AND CONDUCT QUARTERLY INSPECTIONS. FORMAL INSPECTIONS TAKE PLACE EVERY SIX MONTHS, WITH PHOTOS SENT DIRECTLY TO YOUR INBOX. OUR CLEANERS REGULARLY UPDATE US ON THE PROPERTY'S CONDITION, AND ANY CONCERNS ARE ADDRESSED IMMEDIATELY. ADDITIONALLY, JQ PROPERTY STAFF PERFORM INFORMAL INSPECTIONS DURING VISITS FOR VIEWINGS OR ROUTINE CHECKS, SUCH AS READING THE GAS METER. IF YOU PREFER, WE CAN ALSO ARRANGE PERIODIC VISITS FOR YOU TO PERSONALLY INSPECT THE PROPERTY AND ENSURE YOU'RE SATISFIED WITH OUR MANAGEMENT.

PROPERTY MANAGEMENT

DURING THE GUARANTEED RENT PERIOD, JQ PROPERTIES HANDLES ALL ASPECTS OF PROPERTY MANAGEMENT WITH A STRUCTURED AND EFFICIENT APPROACH. OUR ADVANCED MANAGEMENT SOFTWARE AND IN-HOUSE PROCESSES ALLOW US TO CAREFULLY SELECT RELIABLE TENANTS, COORDINATE NECESSARY REPAIRS, AND ENSURE YOUR PROPERTY COMPLIES WITH THE LATEST RENTAL REGULATIONS. YOU WILL RECEIVE ANNUAL PROPERTY REPORTS SUMMARISING ITS CONDITION AND FINANCIAL STATUS.

CONTRACT RENEWAL

AS THE LEASE TERM APPROACHES ITS END, JQ PROPERTIES WILL REACH OUT TO DISCUSS WHETHER YOU'D LIKE TO RENEW OR CONCLUDE YOUR CONTRACT. IF YOU DECIDE TO END IT, WE WILL RETURN YOUR PROPERTY IN THE SAME OR BETTER CONDITION THAN WHEN THE LEASE BEGAN. HOWEVER, IF YOU CHOOSE TO RENEW—LIKE MOST LANDLORDS DO—A NEW AGREEMENT WILL BE ARRANGED, ALLOWING YOU TO CONTINUE BENEFITING FROM OUR EXCEPTIONAL SERVICE.

A CLOSER LOOK AT THE NUMBERS



Income	Traditional tenancy	JQ properties services
Agreed Rental value PCM	£1,500	£1,500
Annual rent income	£18,000	£18,000

Costs	Traditional tenancy	JQ Properties services
Agency and marketing fees	£800.00	£0
Typical void periods	£2,245.00	£0
Typical repairs contingency	£900.00	£900.00
Annual Gas safe certificate	£50.00	£0
Annual electrical certificate	£50.00	£0
Legal costs	£500.00	£0
Insurance	£80.00	£80.00
Your costs over one year	£4,625.00	£980.00

OUR SERVICES

IN CITIES LIKE NEWCASTLE, SHARED ACCOMMODATION IS PRACTICALLY THE NORM AMONG YOUNG PROFESSIONALS. THOUSANDS OF PEOPLE ENTER INTO SHARED ACCOMMODATION ON A DAILY BASIS. HOWEVER THERE ARE ALMOST NO COMPANIES FOCUSING PURELY ON THIS SECTOR.

SO HERE WE ARE, MAKING SHARED ACCOMMODATION EASY FOR BOTH LANDLORDS AND TENANTS. OUR SERVICE MAXIMISES YOUR PROPERTY'S VALUE THROUGH EFFECTIVE, ONGOING MANAGEMENT.



GUARENTEED RENT

AS A LANDLORD, YOU WILL RECEIVE A FIXED GUARENTEED RENT PAYMENT ON THE SAME DAY EVERY MONTH FOR A TERM OF 1 TO 5 YEARS. ALONG WITH CONSISTENT PAYMENTS AND NO DELAYS, YOU'LL ALSO BENEFIT FROM ZERO VOID PERIODS BETWEEN TENANT CHANGEOVERS, WHICH TYPICALLY AMOUNT TO AN AVERAGE OF SIX WEEKS PER YEAR.



TENANT SELECTION PROCESS

OUR PREMIUM-QUALITY ACCOMMODATIONS ATTRACT ABOVE-AVERAGE DEMAND, ENABLING US TO CAREFULLY SELECT THE MOST SUITABLE TENANTS FROM A LARGE POOL OF APPLICANTS. TO ENSURE RELIABILITY, ALL TENANTS MUST MEET OUR STRICT CRITERIA, INCLUDING MINIMUM INCOME REQUIREMENTS, CHARACTER REFERENCES, BANK STATEMENTS, AND A SATISFACTORY CREDIT HISTORY.



WORKING PROFESSIONALS

ALL JQ PROPERTIES TENANTS ARE WORKING PROFESSIONALS, MANY OF WHOM ARE SOURCED THROUGH OUR CORPORATE PARTNERS AND MEET OUR MINIMUM INCOME REQUIREMENTS. WE DO NOT ACCOMMODATE COUPLES, STUDENTS, OR TENANTS RECEIVING BENEFITS.



FREE GAS AND ELECTRIC CERTIFICATES

WHEN A PROPERTY IS HANDED OVER TO US, IT MUST HAVE ALL THE NECESSARY VALID CERTIFICATES IN PLACE. AFTER THAT, JQ PROPERTIES WILL COVER THE COST OF ANY REQUIRED RENEWALS. WE ALSO CONDUCT THOROUGH INVENTORIES TO SAFEGUARD THE LANDLORD'S PROPERTY IN THE RARE EVENT OF ANY DAMAGE.



FREE REPAIRS AND MAINTENCE

JQ PROPERTIES COVERS ANNUAL REPAIRS UP TO 7.5% OF THE YEARLY RENT PAID FOR OUR PROPERTIES WITH GUARENTEED RENT FOR LANDLORDS. FOR INSTANCE, ON A PROPERTY WITH A GUARENTEED RENT OF £1,500 PER MONTH (£18,000 PER YEAR), JQ PROPERTIES WILL COVER REPAIRS UP TO £1,350 ANNUALLY. OUR IN-HOUSE MAINTENANCE CONTRACTORS ARE ESSENTIAL IN ENSURING OUR PROPERTIES ARE KEPT TO A HIGH STANDARD.



LEGAL COSTS

JQ PROPERTIES LANDLORDS DON'T NEED TO WORRY ABOUT TENANT EVICTION COSTS, AS WE ACT AS YOUR TENANT AND WILL COVER ANY EXPENSES ASSOCIATED WITH EVICTING A JQ PROPERTIES TENANT, SHOULD THIS RARE SITUATION ARISE.