

Established in 2011, SJ Property Services operate across Brighton & Hove. We manage student and professional lettings using our experienced staff who collectively possess over 40 years experience in buying, selling and letting property.



Why let with SJ Property Services?

- We rent your property, no rent no fee.
- Agent's mobile numbers provided to clients.
- All departments are under one roof including maintenance.
- Independent renovations.
- Current clients would 100% recommended to friends and family.
- Top quality advertising.
- Continual training to ensure all staff are kept updated and knowledgeable in their field.

Testimonials provided by our clients.

MRS MUNA (current landlord)

"What a breath of fresh air! You can tell straight away that SJ Property Services enjoy what they are doing, nothing is too small and it's like I've known them for years. Keep up the good work! "

MR CORTEZ (current tenant)

"I have used a lot of different agents in Brighton but SJ are my favourite, I like the way they give you direct contact numbers including maintenance numbers so you can talk to the person you need. I would recommended them to anyone and hope they read this to give me a job one day, (hint, hint)"

MR KHAN (current landlord)

"This was my first experience with buy to let and using an agent. Simon and the team made this process extremely easy; he sourced a house to buy, went through the figures with me, carried out the works and refurbishment including furnishing the property and found me tenants to move in. Their personal approach to my property and to me as a landlord makes them stand out and I now enjoy a hassle-free investment."

MRS RIMM (ex tenant)

"I'm happy to recommend SJ Property Services as one of the good guys in student letting. There are too many cowboys in the industry who are happy to take my money and then give some rubbish jargon why I've lost it. It's a shame I'm moving from Brighton otherwise I would still be in their houses."

MR SHAH (current landlord)

"I have worked with several agents across Brighton & Hove from the major names to the single office agencies, never have I come across a team that are so happy to help! they don't just treat me as a number, they appreciate my business and I appreciate the care and attention they put in to managing."



Services provided by SJ Property.

We strive to deliver the finest service and offer tailored and bespoke packages in which you dictate the level of our involvement. We are happy to review your choice and discuss the fee following your decision.

Fully managed service

This service is aimed towards landlords who want to enjoy the financial benefits of an investment without the day to day work involved. You can essentially act as a “silent owner”.

SJ Property Services will then manage your house as if it were their own, we will regularly check rental figures achieved with the market averages and keep you updated for peace of mind. The checklist table on the next page outlines what is included in this service.

Rent and collection service (Part-managed service)

This service is aimed towards landlords who still enjoy being actively involved with the management of their property to some level. This service offers all the benefits of the full management, except the landlord now takes control of maintenance issues and deals directly with the tenants.

In return we will act as a backup where the landlord can call upon our services should they be away or absent. The checklist table on the next page outlines what is included in this service.

Tenant introduction service (let only)

This service is aimed towards landlords who do not require the full involvement of a managing agent and who are happy and also experienced enough to manage the property should any issues arise during the tenancy. Using our market presence and expertise to achieve the top rental figures, we will ensure you are well equipped to start a tenancy. Once completed, we handover the administration package for the prospective tenants, this included guarantors details and references. The checklist table on the next page outlines what is included in this service.

The bespoke package

We understand every landlord's needs vary and appreciate that there may be particular management tasks you are happy to carry out but not others.

So what could be easier than overlooking the set packages and making one yourself! Tell us exactly what you want and what you would like to do yourself as we understand most set services can be too rigid to work with.

On the next page we have a table which clearly outlines what clients can expect from each of our services.

| Description | Full management | Rent and collection | Let Only | Bespoke package |
|---|-----------------|---------------------|----------|-----------------|
| Provide a free rental evaluation | ✓ | ✓ | ✓ | ? |
| Agree instruction and mutual contract | ✓ | ✓ | ✓ | ? |
| Extensively market the property | ✓ | ✓ | ✓ | ? |
| Conduct arranged viewings | ✓ | ✓ | ✓ | ? |
| Recognize, vet and secure suitable tenants | ✓ | ✓ | ✓ | ? |
| Maximise your rental income | ✓ | ✓ | ✓ | ? |
| Complete paperwork including guarantor letters where applicable | ✓ | ✓ | ✓ | ? |
| Collect deposit | ✓ | ✓ | ✓ | ? |
| Register deposit in light of new laws with 'my deposits' | ✓ | ✓ | ✗ | ? |
| Provide a third party photographic inventory | ✓ | ✓ | ✓ | ? |
| Provide a check-in service | ✓ | ✓ | ✗ | ? |
| Provide a check-out service | ✓ | ✓ | ✗ | ? |
| Provide end of tenancy report and highlight possible deductions | ✓ | ✓ | ✗ | ? |
| Mediate the return of tenant's deposit less any deductions | ✓ | ✓ | ✗ | ? |
| Turn around the property in-between tenancies | ✓ | ✓ | ✗ | ? |
| Collection of rent and credit monthly rental payments into landlord's bank account | ✓ | ✓ | ✗ | ? |
| Robustly chase any rent arrears | ✓ | ✓ | ✗ | ? |
| Conduct property inspections every 3 months and submit a thorough report highlighting the condition | ✓ | ✓ | ✗ | ? |
| Field phone calls regarding maintenance | ✓ | ✗ | ✗ | ? |
| Carry out any maintenance issues that are required | ✓ | ✗ | ✗ | ? |
| Arrange renewal of gas safe certificate if required* | ✓ | ✓ | ✗ | ? |
| Facilitate any change of tenants during the tenancy | ✓ | ✓ | ✗ | ? |
| Regular landlord meetings if required to discuss performance | ✓ | ✓ | ✓ | ? |
| End of year dinner and drink courtesy of SJPS | ✓ | ✓ | ✓ | ? |
| Arrange energy performance certificate (if required)* | ✓ | ✓ | ✓ | ? |
| Manage HMO* | ✓ | ✓ | ✗ | ? |