

LETTINGS & PROPERTY MANAGEMENT

LLH RESIDENTIAL

Your property. Managed properly.

A London lettings and property management service built to protect your rental income and reduce your workload.

LLH Residential



INTRODUCTION

Your property is one of your biggest investments

Being a landlord should be rewarding — not stressful. At LLH Residential, we understand that every property and every landlord is different. That's why we tailor our service around your goals, whether you're looking for maximum rental income, complete hands-off management or simply help finding reliable tenants.

Our experienced team combines local market knowledge with modern technology to ensure your property is marketed effectively, fully compliant and professionally managed from start to finish. The pages that follow set out how we work, and the services available to you.

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|--|-----------------------------------|
| ✓ Quality tenants | ✓ Full property management |
| ✓ Rent & legal protection available | ✓ Compliance managed |
| ✓ Free rental valuation | |
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ABOUT US

A property team built around long-term relationships

Letting a property should be rewarding, not stressful — that's the whole reason LLH Residential exists.

LLH Residential is a London lettings and property management company, protecting landlord income and reducing the day-to-day workload of letting since 2014. We manage the full tenancy lifecycle — marketing, tenant sourcing, referencing, compliance, rent collection, maintenance and end of tenancy — for portfolio landlords, first-time landlords, overseas landlords and busy professionals across the city.

We're part of the wider LLH Property Group, which covers every aspect of property investment — mortgages, refurbishment and portfolio expansion, as well as sales and property hunting. Wherever you are in your property journey, that expertise is close at hand.



Why landlords choose LLH Residential

We manage the full tenancy lifecycle so you don't have to — protecting your rental income while keeping the day-to-day off your plate.



The whole tenancy, handled

Marketing, tenant sourcing, referencing, rent collection, maintenance, inspections and end of tenancy — one team, start to finish.



Rent protection

Guaranteed rent options and rent protection solutions to reduce the risk of void periods and non-payment.



Built for every landlord

Portfolio landlords, overseas landlords, first-time landlords and busy professionals — we work the way that suits how involved you want to be.



Built on long-term relationships

We're set up to manage your property for years, not just to fill it once — consistent communication, no disappearing after move-in.

HOW IT WORKS

Our process, start to finish

Whichever service you choose, letting your property with LLH Residential follows the same straightforward path.

1

Free rental valuation

We visit the property, assess it against the local market and advise on the rent it should realistically achieve.

2

Marketing & viewings

Professional marketing across the UK's leading property portals, with accompanied viewings and offer negotiation handled for you.

3

Referencing & paperwork

Comprehensive tenant referencing, employment and affordability checks, previous landlord references and Right to Rent checks — followed by preparation of the Tenancy Agreement.

4

Move-in

Deposit registration, Prescribed Information, collection of the first month's rent and deposit, and key handover — coordinated end to end.

5

Ongoing management

For Fully Managed and above: monthly rent collection, maintenance coordination, regular inspections, compliance monitoring and tenant communication — handled throughout the tenancy.

FULLY MANAGED & ABOVE

6

Renewals & beyond

When a tenancy comes to an end, we handle renewals, notices where required and end of tenancy management — then start the process again if it's time to re-let.

The areas we cover

We currently manage properties across East, North and South West London, with new areas added as our portfolio grows.

📍 East London

19 AREAS

Liverpool Street

Aldgate

Whitechapel

Bethnal Green

Mile End

Bow

Canary Wharf

Canning Town

Stratford

Plaistow

Forest Gate

East Ham

Hackney

Leyton

Leytonstone

Walthamstow

Wanstead

Ilford

Barking

📍 North London

10 AREAS

Islington

Highbury

Finsbury Park

Holloway

Archway

Camden

Kentish Town

Stoke Newington

Tottenham

Wood Green

📍 South West London

9 AREAS

Battersea

Clapham

Wandsworth

Putney

Fulham

Chelsea

South Kensington

Balham

Tooting

Don't see your area listed? Get in touch — we regularly take on properties outside these areas.

OUR SERVICES

Choose the service that's right for you

Whether you want help finding quality tenants, complete property management, or the security of a guaranteed income, our landlord services are designed to save you time, reduce stress and protect your investment. Every landlord's circumstances are different, which is why we offer four tailored solutions to suit your needs — set out in full on the pages that follow.

**TIER 1 · LET ONLY****Find the right tenant with confidence**

Marketing, tenant sourcing, referencing and paperwork handled — you manage the property yourself from there.

**TIER 2 · FULLY MANAGED****Hassle-free property management**

Every aspect of the tenancy managed for you — the benefits of property investment without the day-to-day responsibilities.

**TIER 3 · FULLY
MANAGED + RENT
& LEGAL****MOST
POPULAR****Extra protection for complete peace of mind**

Everything in Fully Managed, plus Rent & Legal Protection Insurance if a tenant falls into arrears.

**TIER 4 · GUARANTEED
RENT****Guaranteed monthly income**

We lease the property directly — a fixed monthly income whether it's occupied or not.

Q TIER 1 · LET ONLY

Find the right tenant with confidence

For landlords who want to stay hands-on

Perfect for landlords who prefer to manage their own property while leaving the marketing, tenant sourcing and legal paperwork to us. We advertise the property, arrange accompanied viewings, carry out full tenant referencing and prepare all tenancy documentation before handing the property over to you.

WHAT'S INCLUDED

- Free rental valuation
- Advertising on the UK's leading property portals
- Negotiating offers with prospective tenants
- Employment & affordability checks
- Right to Rent checks
- Deposit registration
- Move-in coordination
- Key handover
- Professional property marketing
- Accompanied viewings
- Comprehensive tenant referencing
- Previous landlord references
- Preparation of the Tenancy Agreement
- Prescribed Information
- Collection of first month's rent and deposit

BEST FOR

Landlords who want to manage their own property day-to-day, but leave the marketing, referencing and paperwork to the professionals.

01

KEY TIER 2 · FULLY MANAGED

Hassle-free property management

For landlords who want complete peace of mind

For landlords who want complete peace of mind. We manage every aspect of the tenancy so you can enjoy the benefits of property investment without the day-to-day responsibilities.

EVERYTHING IN LET ONLY, PLUS

- Monthly rent collection
- Chasing late payments
- Maintenance coordination
- Repair quotations
- Regular property inspections
- Deposit negotiations
- Tenancy renewals
- Ongoing landlord support and advice
- Rent statements
- Tenant communication
- Access to trusted contractors
- Emergency maintenance support
- Compliance monitoring
- End of tenancy management
- Serving notices where required

BEST FOR

Landlords who want every part of the tenancy handled for them — the benefits of property investment without the day-to-day responsibilities.

02



TIER 3 · FULLY MANAGED + RENT & LEGAL

MOST POPULAR

Extra protection for complete peace of mind

Our most comprehensive management package

Everything in Fully Managed, plus Rent & Legal Protection Insurance — helping safeguard your rental income if a tenant falls into arrears, with professional legal support throughout.

ADDITIONAL BENEFITS

- Rent Protection Insurance*
- Eviction support
- Continued rental income (subject to policy terms)
- Dedicated claims support
- Legal Expenses Cover*
- Professional legal assistance
- Tenant default protection

**Subject to the insurer's terms and conditions.*

BEST FOR

Landlords who want maximum protection against arrears, disputes and legal costs, on top of full management.

03



TIER 4 · GUARANTEED RENT

Guaranteed monthly income

For a completely hands-off investment

We lease the property directly — including to local authorities — and take responsibility for day-to-day management — a fixed monthly income whether the property is occupied or not, removing the uncertainty of void periods and rent arrears.

BENEFITS

- Guaranteed monthly rent
- No rent arrears
- Regular property inspections
- Long-term agreements available
- Ideal for portfolio landlords
- No void periods
- No tenant management
- Maintenance coordination
- Property leased to local authorities
- Perfect for busy professionals

BEST FOR

Portfolio landlords and busy professionals who want a fixed, predictable income with no involvement at all — this is a different model to our other tiers, as we lease the property directly rather than manage it on your behalf.

Compare our services at a glance

Fully Managed includes everything in **Let Only**. **Fully Managed with Rent & Legal**

Protection includes everything in **Fully Managed**, plus insurance-backed protection.

Guaranteed Rent is a different model entirely — we lease the property directly, so it isn't built on the tiers to its left.

	TIER 1 Let Only	TIER 2 Fully Managed	TIER 3 Fully Managed + Rent & Legal MOST POPULAR	TIER 4 Guaranteed Rent
Free rental valuation	✓	✓	✓	–
Marketing & portal advertising	✓	✓	✓	–
Accompanied viewings & offer negotiation	✓	✓	✓	–
Tenant referencing & Right to Rent checks	✓	✓	✓	–
Tenancy agreement, deposit registration & move-in	✓	✓	✓	–
Monthly rent collection & statements	–	✓	✓	–
Chasing late payments & tenant communication	–	✓	✓	–
Maintenance coordination & trusted contractors	–	✓	✓	✓
Regular property inspections	–	✓	✓	✓
Compliance monitoring	–	✓	✓	–
End of tenancy management & renewals	–	✓	✓	–
Guaranteed income — no void periods, no rent arrears	–	–	–	✓
Rent & Legal Protection Insurance (arrears, eviction, legal costs)*	–	–	✓	–

**Rent & Legal Protection Insurance is subject to the insurer's terms and conditions. Guaranteed Rent is ideal for portfolio landlords and busy professionals who want a fully hands-off, fixed monthly income with long-term agreements available.*

Compliance, handled.

Letting a property comes with legal requirements — EPC, gas safety, electrical safety, deposit protection and more. We keep track of what's needed and when, so you don't have to.

WHAT WE KEEP ON TOP OF

- EPC certificate
- Gas Safety Record
- EICR (electrical safety)
- PAT testing
- Smoke alarms
- Carbon monoxide alarms
- Legionella risk assessment
- Tenancy deposit protection
- Mortgage Consent to Let
- HMO licensing (where applicable)

Three specialisms. One group.

LLH Property Group brings together three specialist businesses, each focused on a different part of the property journey.



LLH Residential

ESTATE & LETTINGS AGENCY



LLH Financial

MORTGAGE & COMMERCIAL FINANCE FIRM



LLH Management

SHORT LET MANAGEMENT FIRM

PART OF

LLH PROPERTY GROUP



LET'S GET STARTED

Ready when you are.

Get in touch to arrange your free rental valuation —
no obligation, just honest advice on your property.

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