

# Yourdigs.



**BRISTOL**

A scenic view of the Clifton Suspension Bridge in Bristol, England, spanning a lush green gorge. The bridge's stone towers and suspension cables are prominent. In the background, several colorful hot air balloons are visible against a clear sky. The foreground is filled with dense green foliage.

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**Luxury** Spaces, **Urban** Locations.

# About us

At Yourdigs we have two core propositions. We provide young professionals with a better way to live and experience Bristol and we give landlords complete peace of mind by guaranteeing their rental income and the condition of their properties.

Our rooms are all inclusive, to make budgeting that little bit easier. The homes come fully set up - to the point where “members” just need bedding when they move in. The rate includes all bills and each room has its own TV with optional Sky television.

Landlords will have a dedicated team member looking after there house. They'll run quarterly property inspections and do regular touch ups to maintain your property to the high standard it deserves.

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# How it works

In many cities, 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.

The basic model is simple enough: We can rent your property directly from you for a fixed-term tenancy, paying you a guaranteed rent in-line, if not higher, than market rates. We also provide a full management service and tenant attraction service.

We then rent your property to corporate and professional tenants on fixed-term contracts.

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# Landlords - Our Benefits

## **Guaranteed rental return**

We are your tenant so regardless of whether there are any void periods we pick up the liability and you'll still receive your full rental amount.

## **Helping successful young professionals**

Were you once new to Bristol, living in a run down house share, stressing about who you were living with and how to split bills? Our Members are ambitious, driven, go-getters who want to focus on their careers and enjoying Bristol to the maximum.

## **Guaranteed to be kept to a high standard**

For us, these are our homes and we want to maintain them to the high standard they deserve. Wto do this we employ a team of caretakers to help look after them.

## **Full service property management**

We have a very strong Member Services Team who will look after your house during the contract. They conduct property inspections every three months and can send you photos after each inspection so you can sleep easy knowing your house is being kept as you would expect.



# Legal Checklist

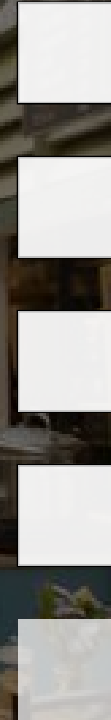
Electrical Equipment (Safety) Regulations

Gas safety installation and use regulations

Furniture and furnishings fire safety regulations

Tenants Deposit

HMO Licence



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# Free HMO Licensing

**No HMO? No problem.** We can secure an HMO license for your house if it needs it. We'll do the leg work for you, liaising with the council and organising visits to secure the license. We'll also cover the licensing fee. If we need to make any changes to the house we will put it back to how it was when we took it on if you'd like. All we ask from you is an up to date electrical and gas safety certificate, and if they aren't already in the house that you cover the cost of heat detectors in the kitchen, hard wired smoke alarm, fire doors and fire boarding the basement if there is one.

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# Valuation

We can rent your property directly from you for a fixed-term tenancy, paying you a guaranteed rent in-line, if not higher, than market rates. We also provide a full management service.

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# FREE Landlord Services

First up, We are **absolutley** not an estate agent.

- Your property advertised on Rightmove and other major sites
- We handle enquiries and schedule viewings
- tenants' references, including credit rating, affordability and former landlords
- Deposit protection registration
- We collect first month's rent & set up direct debit
- We arrange maintenance and repairs on your behalf
- Reference checking
- Gas safety check
- Electrical safety testing
- Energy Performance Certificate
- Inventory management, check-in & checkout
- Free basic property maintenance & upkeep\*

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# Compliance

Yourdigs is a proud member of the Property Redress Scheme.

The Property Redress Scheme is authorised by the Department of Communities and Local Government to offer redress to consumers of Letting and Property Management Agents under the Enterprise and Regulatory Reform Act 2013.

We are proud to be a member of the following professional bodies



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# Our Members

All our members are english speaking, working in full time employment and looking to live in a room on their own in a sociable house share.

We keep all of our houses are mixed and keep a balance of guys to girls. Most of our members work Monday-Friday but we have a few shift workers too - everyone is welcome!



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# Our Community

Our vibrant community have all been through our application process to ensure we have like-minded individuals living together.

Making a Yourdigs house your home is more than just having a nice place to live, it's all about feeling part of our community. It's about enjoying a summer BBQ with your housemates, getting together with other Members at our regular socials

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# Our Joining Process

First Contact



Interview



Viewings



Room  
Reservation



Check In



Meet your  
Housemates

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# Benefits

- All Inclusive
- High end
- Sky TV
- Wifi
- Member Socials
- Cleaner
- Legally secure
- Like minded people
- 24/7 Helpline
- Flexible contracts
- Everything from cups to loo roll
- Networking
- Discounts on food, drinks & gym
- Maintenance team
- Close to city
- Parking\*
- Free property management
- Vetted members
- Increased property value
- High standard living
- Weekly Shopping\*



# Our Rooms & Homes



All of our rooms vary in size and shape, but these features are included as standard:

- Flat screen TV
- Council tax & all bills included
- Fully furnished
- Wifi
- Housekeeper
- Cleaning supplies included
- Members discounts & benefits
- Member Socials



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# How We make our Money

We rent property directly from owners for a fixed-term tenancy. We then rent each room individually to corporate and professional tenants on fixed-term contracts.

Example:

Owner “Master Landlord” market rental = £2400 PCM for 5 bedroom property.  
Member “Sublet Tenant” pays all inclusive rent to Yourdigs of £900 PCM

Master Landlord Rent PCM = £2400

Estimated Utilities & Member benefit cost PCM = £600

5x Members Rental = £4500

Estimated Profit per month, per property = £1500

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# So, you like?

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