

**BECKENHAM OFFICE:**

22 HighStreet, Beckenham,  
Kent, BR3 1AY  
0208 663 9000  
info@sinclairhammelton.co.uk

**BROMLEY LETTINGS OFFICE:**

2 HighStreet, Bromley,  
Kent, BR1 1EA  
0208 464 5566  
info@sinclairhammelton.co.uk

**PETTS WOOD OFFICE:**

1 Chatsworth Parade, Petts Wood,  
Kent, BR5 1DF  
01689 806770  
info@sinclairhammelton.co.uk

**BROMLEY OFFICE:**

23 HighStreet, Bromley,  
Kent, BR1 1LG  
0208 464 5566  
info@sinclairhammelton.co.uk

**HAYES OFFICE:**

49 Station Approach, Hayes,  
Kent, BR2 7EB  
0208 462 0360  
info@sinclairhammelton.co.uk

# Advanced Rent Option (ARO)



# ADVANCED RENT OPTION (ARO)

At our discretion we offer our landlords the option of receiving up to a year's rent in advance even where we are collecting rent from our tenant on a monthly basis. This option is, as far as we know, unique in the industry and is even available to landlords coming to us with tenants already in situ. If you are interested in the ARO then this brochure will give you more information but please ask for a personalised illustration.

We are able to offer the ARO as part of our Primary Tenancy Service. The Primary Tenancy Service gives many benefits of its own and the ARO is just one of the benefits available.

Subject to referencing we are able to offer to pay to you up to 12 months' rent in advance, less only our standard fees and charges agreed. If you also accept Sinclair Hammelton Landlord Rent Guarantee we are able to guarantee that rent for up to 12 months, as long as the tenant remains in the property.

In the unlikely event that the tenant leaves during the contract period creating a void period we would relet your property and pay you up to 12 months' rent upfront on the new tenancy, less an adjustment for the rent already paid to you. Alternatively, in these circumstances you have the option of refunding us the relevant portion of advanced rent.

Some Landlords choose this service because the upfront funds assist them with managing the mortgage payments, others want to use the lump sum to be able to expand their portfolio by looking to buy further buy to let properties and others just want to have

the lump sum payment to make a larger luxury purchase. Whatever the reason provided the property and tenancy fit our criteria we can offer this service to you.

If you have a tenant in situ and want to take up this offer, it only requires us to carry out some background checking, possibly re-reference the tenant under our own criteria and for you to sign a Primary Tenancy. Alternatively bring your property to us with a tenant in situ and we can manage it for you until the tenant vacates and then offer the ARO on a new tenancy. It's a win/win situation for you.

## ILLUSTRATION

A simple illustration based on a £1200 per month rent for a new tenancy would be as follows:

(A fully managed property does require a £750 float for emergency works)

Rent @ £1200 per month	12months rent = £14400.00
LESS	
Discounted rent (equivalent to standard fees)	£2592.00
Set up fees for new tenancy, say	£ 395.00
Sinclair Hammelton Rent Guarantee 3%	£432.00
Float for management	£750.00
<b>NET PAYMENT AVAILABLE TO LANDLORD</b>	<b>£10,231.00</b>

(ILLUSTRATION ONLY)

CONTACT YOUR LOCAL BRANCH FOR MORE INFORMATION AND A PERSONALISED ILLUSTRATION

Sinclair  Hammelton