

A PROPOSAL BY
ONYX PROPERTY DEVELOPMENT

SERVICE OFFER
RENT GUARANTEE SCHEME



2022-23

ONYX

COMPANY LET GUARANTEED
RENT SCHEME





COMPANY INTRODUCTION

Onyx Property Development

Onyx property development brings innovation and risk-free renting to Landlords renting residential units. We are based in the heart of London and offer luxury renting to a number of clients both domestic and international. We do not offer a tenancy but rental agreements under licence to occupy, eliminating the risks associated the risks associated with tenant eviction and property possession.

We offer....

- **Guaranteed rents**
- **No void periods**
- **Property maintenance and cleaning**
- **No risk of legal possession issues**
- **3 months' rent in advance**





FAQ'S

Q1 what is a company let?

A company let is an agreement to rent your property to a Company rather than to a specific individual

Q2 who will be staying in my property?

We let to a pool of our clients that may range from

- Corporate clients like the NHS or BBC staff
- Overseas clients in the UK for business or leisure

Q3 will you take a fee?

No fees we offer our tenancy and property management service totally free so you will receive your full asking price.

Q4 how will I know my property is safe?

We fully vet our clients and work with our trusted partner agencies to let to professional clients

Q5 how are rents guaranteed?

We pay 3 months in advance and as we are a corporate company, we are not affected by dips in income like regular tenants. we pay you whether your property is occupied or not.

Q3 will my property be maintained?

We have a vested interest to ensure your property is kept to a high standard at all times due to our clientele and rent levels. We also provide weekly cleaning as part of our rent offer.



OUR GUARANTEE

Why issue an AST when you can have a company let?

“We give landlords all the rewards without the risk in renting”

NO VOIDS

NO RENT ARREARS

NO DILAPIDATION COST

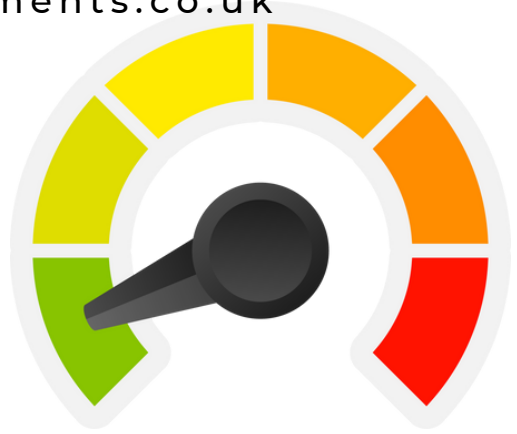
NO EVICTION COSTS

Our Partners



RISK FREE RENTING

Benefits of Company Lets vs AST renting



AST

Costly and time consuming to evict tenants can stay in property for over a year without paying you

Non-payment of rent due to a change of circumstances

Tenants will not invest in property as it is not their own so money you make from renting will be spent on fixing property at the end of the tenancy

Company let

Under company let contract simply ends for any breach of contract

We guarantee rents by paying 3 months in advance

We keep property to a high standard as our clients expect the best for the rates we charge. We can provide furniture upgrade at no extra cost to you and return property back in optimum condition.



All of our properties are of high spec to match our client expectations. We will revamp your property at no extra cost to you.

WHAT WE DO ?

Onyx Guarantee Rent Scheme

Offer landlord risk free renting with higher returns. We take care of all the tenancy and property managements and guarantee your rents. We can pay 3 months in advance in 4 instalments under our rent guarantee scheme to give peace of mind. Unlike traditional renting you will have the right to immediate possession for a breach of agreement as our clients are not tenants but rent under a commercial agreement. So there is no risk to you in relation to removing an occupier.



**THANK YOU, AND
WE LOOK
FORWARD TO
WORKING WITH
YOU.**

Onyx Property Development

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