



2015 LTD | TRADING AS MAC PROPERTIES

THE MAC PROPERTIES LANDLORD PARTNERSHIP GUIDE

A TRUSTED PARTNERSHIP. EXCEPTIONAL HOMES. PEACE OF MIND.



TREATING YOUR
PROPERTY
AS IF IT WERE
OUR OWN



GUARANTEED
RENT



PROFESSIONAL
MANAGEMENT



HIGH PROPERTY
STANDARDS



LONG-TERM
PARTNERSHIPS



HANDS-OFF
EXPERIENCE



PROTECTING YOUR INVESTMENT.
SIMPLIFYING PROPERTY MANAGEMENT.



The MAC Properties Promise



At MAC Properties, we believe every successful partnership starts with trust. Our commitment is simple: to care for your property as if it were our own while delivering a professional, dependable and completely transparent service.

THE MAC PROPERTIES PROMISE



PROTECT YOUR INVESTMENT

We safeguard your property and provide peace of mind.



MAINTAIN EXCEPTIONAL STANDARDS

We keep every property to a high standard and well maintained.



COMMUNICATE TRANSPARENTLY

We believe in honest, open and timely communication.



BUILD LONG-TERM PARTNERSHIPS

We take the time to build relationships that last for years to come.



DELIVER PROFESSIONAL SERVICE

We are reliable, responsive and easy to work with.

“ We don’t measure our success by the number of properties we lease...
...we measure it by the number of landlords who trust us with their next one. ”

Nathan MacDonald
FOUNDER & DIRECTOR

Hannah MacDonald
CO-FOUNDER & DIRECTOR

A Letter from the Founders



Welcome to MAC Properties.

Firstly, thank you for taking the time to learn more about our business.

Whether you're a landlord with a single property or a growing portfolio, we understand that every property represents years of hard work, investment and commitment. Choosing who to trust with that investment is an important decision, and one that should never be taken lightly.

That's exactly why we founded MAC Properties.

As property investors ourselves, we've experienced both the rewards and the challenges that come with owning property. We understand the importance of protecting an asset, maintaining high standards and building relationships based on trust and honesty.

Our vision has always been simple.

To create a property company that landlords and letting agents can rely on with complete confidence.

A company that treats every property with the same care and attention we give our own.

A company that believes long-term relationships will always be more valuable than short-term gains.

Being a local family business is something we're incredibly proud of. We care deeply about our community and believe everyone deserves access to high-quality, professionally managed accommodation.

Our mission is to create partnerships where everyone benefits.



Landlords enjoy peace of mind.



Letting agents have a dependable professional partner.



Occupants enjoy exceptional homes.

When everyone succeeds, communities become stronger.

Thank you for considering MAC Properties.

We hope this guide gives you confidence in who we are, what we stand for and how we can work together.

We look forward to meeting you

Nathan MacDonald
FOUNDER & DIRECTOR

Hannah MacDonald
CO-FOUNDER & DIRECTOR



“

We don't measure our success by the number of properties we lease...

...we measure it by the number of landlords who trust us with their next one.

”

The Rental Market Is Changing

WHAT DOES THAT MEAN FOR LANDLORDS?



The private rented sector is evolving. Legislative reform, increasing compliance requirements and changing tenant expectations are creating new challenges for landlords across England.

While these changes are designed to improve standards within the sector, they also place greater responsibility on property owners.

At MAC Properties, we understand these challenges and have designed our business to help landlords navigate them with confidence.



CHALLENGES FACING TODAY'S LANDLORDS



CHANGING LEGISLATION

Keeping up with new legal responsibilities and reforms.



INCREASING COMPLIANCE

Safety regulations, documentation and ongoing obligations continue to grow.



TIME PRESSURES

Managing tenants, maintenance and contractors can quickly become a second job.



DAY-TO-DAY MANAGEMENT

Calls, repairs and unexpected issues don't always happen during office hours.



PROTECTING YOUR INVESTMENT

Maintaining property standards while preserving long-term value.



FINDING RELIABLE TENANTS

Choosing the right occupier has never been more important.

HOW MAC PROPERTIES CAN HELP

As a **serviced accommodation specialist**, we provide landlords with a professional, dependable company lease solution that significantly reduces the day-to-day management burden while protecting the standard and value of your property.

TRADITIONAL LETTING		VS.	MAC PROPERTIES COMPANY LEASE	
	Multiple tenant enquiries	→		One professional point of contact
	Tenant management	→		We manage day-to-day occupancy
	Variable property standards	→		Regular inspections and proactive care
	Frequent re-marketing	→		Longer-term partnership
	Reactive maintenance	→		Planned property management
	Individual tenancy relationships	→		One company lease

“ The property market will continue to evolve.
Our commitment to protecting your investment *never will.* ”

Why Partner With MAC Properties?



A PARTNERSHIP BUILT ON TRUST, EXPERIENCE AND RESULTS.

We do more than just rent your property—we protect it, maintain it to the highest standards and provide you with complete peace of mind through a professional company lease.

Our values drive everything we do. We treat your property as if it were our own, because your investment is our priority.



GUARANTEED RENT

Reliable, on-time payments every month for complete financial security.



PROPERTY CARE EXPERTS

We handle all maintenance, repairs and cosmetic works to the highest standard.



COMPANY LEASE SECURITY

Long-term agreements that provide stability and protect your investment.



MINIMAL LANDLORD INVOLVEMENT

We take care of everything, so you don't have to deal with day-to-day demands.



EXPERIENCE YOU CAN TRUST

Over 10 years in property and a proven track record of delivering results.

“ We make property ownership simple, secure and stress-free. So you can enjoy the *rewards* without the *responsibilities*. ”

THE MAC PROPERTIES LANDLORD JOURNEY

A simple, transparent process designed to give you peace of mind at every stage.

1



INITIAL CONVERSATION

We get to know you and your property, discuss your goals and answer any questions.

2



PROPERTY ASSESSMENT

We arrange a visit to assess your property and confirm how we can add value.

3



OFFER & PROPOSAL

We present a tailored company lease proposal with clear terms and benefits.

4



AGREEMENT SIGNING

Once agreed, we finalise the legal process and sign your company lease.

5



COSMETIC & PREPARATION

We handle any required cosmetic works and prepare the property to our high standards.

6



TENANCY COMMENCES

We take over the day-to-day management and make your first rental payment.

WITH MAC PROPERTIES, YOU CAN EXPECT:



On-time rent, every time



All cosmetic works completed by us



All inspections available to you at your choice



Full compliance and safety



A professional, respectful tenant



A property that is well cared for



Our goal is simple.
To protect your investment, enhance your returns and give you complete peace of mind.

We don't just manage properties.
We build *lasting partnerships*.

Standards You Can Expect



HIGH STANDARDS. EVERY PROPERTY. EVERY TIME.

We believe every landlord deserves the confidence that their property is being looked after to the highest standard.

Our detailed standards cover every area of the property and ensure it is safe, well maintained and always tenant-ready.

Below are the key areas we focus on during every inspection.



“

*We don't just tick boxes.
We hold every property
to a standard we'd be
happy to live in ourselves.*



CONSISTENT QUALITY

The same high standards
across every property
in our portfolio.



ATTENTION TO DETAIL

We focus on the little
things that make a
big difference.



PROACTIVE CARE

We spot issues early
and resolve them before
they become problems.



PROFESSIONAL PRIDE

We treat every property
as if it were our
own investment.

OUR STANDARDS COVER:



KITCHEN



- Clean, hygienic and well presented
- Appliances working correctly
- Worktops, cupboards & handles in excellent condition
- Sinks, taps and drainage checked



BATHROOM



- Sanitised and spotless
- Toilets, showers & taps working properly
- Grouting, seals & ventilation checked
- No leaks or damp



LIVING AREAS



- Clean, tidy and well maintained
- Furniture (where provided) in excellent condition
- Walls, flooring & décor checked
- Lighting, sockets & switches tested



BEDROOMS



- Clean, fresh and well presented
- Furniture (where provided) in excellent condition
- Storage, doors & windows checked
- Lighting, sockets & switches tested



SAFETY & COMPLIANCE



- Smoke & CO alarms tested
- Fire safety equipment checked
- Gas safety certificate in date
- Electrical safety (EICR) in date
- All legal requirements met



EXTERIOR



- Exterior clean, tidy & well kept
- Gardens / communal areas maintained
- Doors, locks & windows checked
- Bins & outside areas managed



DECOR & FINISH



- Walls, ceilings & paintwork in good order
- Flooring clean and well maintained
- No marks, damage or wear beyond normal use



GENERAL CONDITION



- Overall property condition assessed
- Any issues recorded and actioned
- Tenant feedback reviewed
- Property kept tenant-ready

OUR COMMITMENT TO YOU



All inspections are
photographed in detail.



Reports are clear,
easy to understand
and time stamped.



You choose how and
when to view your
inspection reports.



We handle everything
so you can have complete
peace of mind.

*We take care of the details,
so you can focus on what matters.*

YOUR INVESTMENT. OUR PRIORITY.

What a MAC Properties Inspection Looks Like



WE TAKE CARE OF IT.
YOU STAY IN THE LOOP.

MAC Properties carries out all inspections and handles any cosmetic actions to keep your property presented to the highest standard.

You'll always be kept informed with clear updates and photographic reports. With serviced accommodation, communication can be frequent – because transparency is how we build lasting trust.



ALL INSPECTIONS ARE VISIBLE TO YOU AT YOUR CHOICE – IN REAL TIME, ANYTIME.

OUR INSPECTION PROCESS



01 REGULAR INSPECTIONS

We carry out scheduled inspections to ensure your property is maintained to our high standards.



02 DETAILED CHECKS

Every area of the property is checked using our comprehensive inspection checklist.



03 COSMETIC ACTIONS

We take care of any cosmetic touch-ups or improvements needed on the spot or promptly afterwards.



04 YOU STAY INFORMED

We keep you updated with clear reports, photos and any actions we've taken.



05 VISIBILITY AT YOUR CHOICE

All inspection reports and updates are available to you online, whenever you want to view them.

EXAMPLE INSPECTION REPORT



Inspection Report

12 Greengate Street,
Barrow-in-Furness, LA14 1BA

Inspection Date: 12/05/2026
Inspector: MAC Properties Team

AREA CHECKED	CONDITION	COMMENTS	ACTION TAKEN BY MAC PROPERTIES
Exterior	●	Good condition. No issues noted.	✓
Roof & Gutters	●	Clear and in good order.	✓
Windows & Doors	●	All secure and functioning.	✓
Kitchen	●	Minor wear to worktop sealant.	Resealed.
Bathroom	●	Clean and in good working order.	✓
Heating	●	Boiler working efficiently.	✓
Electrical	●	All sockets and switches working.	✓
Fire Safety	●	Alarms tested and functioning.	✓
Decor & Cleanliness	●	Small mark on living room wall.	Repainted.
General Condition	●	Well maintained throughout.	✓

OVERALL CONDITION

GOOD

NEXT INSPECTION DUE

12/08/2026

REPORT INCLUDES



Photos



Notes



Actions Taken



GOOD

No action required



MONITOR

Keep under review



ACTION REQUIRED

Attention needed



ACTION COMPLETED

Completed by us

YOUR PROPERTY. OUR RESPONSIBILITY. COMPLETE TRANSPARENCY.



WE LOOK AFTER THE DETAILS

From touch-ups to repairs, we handle all cosmetic actions.



WE MAINTAIN STANDARDS

Your property is kept guest-ready and presented beautifully.



WE KEEP YOU UPDATED

Expect regular updates with photos and clear communication.



YOU CHOOSE YOUR VIEW

Access all reports and updates online at a time that suits you.



TRUST THROUGH TRANSPARENCY

Nothing hidden. Nothing missed. Complete peace of mind.



LET'S WORK TOGETHER



Ready for a simpler, more secure approach to letting your property?

Whether you are a landlord looking for complete peace of mind or a letting agent seeking a dependable professional partner, we would be delighted to hear from you.

Your property. Our responsibility. A partnership built to last.

GET IN TOUCH



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Email
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Website
macproperties.org.uk



Location
Barrow-in-Furness, Cumbria



Protecting your investment.
Building lasting partnerships.

