



LEADERS IN INVENTORY MANAGEMENT SERVICES



**Property Services for Agents,
Landlords & Tenants**

www.keypropertyservice.co.uk • 0161 711 1020



WELCOME TO KPS

KPS Are Proud To Offer You This Exciting Opportunity to Run Your Own Successful Property And Inventory Management Services Business With The Potential To Earn A Significant Income.

Key Property Service Ltd was set up by seasoned professionals to bring the much needed property and inventory management services to Landlords and their acting Agents. We go that extra mile to ensure all our clients receive the best service possible.

Due to our successful growth, we are now looking for highly motivated, enthusiastic people to run their own KPS Franchise in their local areas.

We have created a successful business model which provides you with all the tools and support you need to run your own successful business. You will benefit from having an industry expert supporting you every step of the way as you grow your business.

KEY FRANCHISE BENEFITS

- Credibility and use of the KPS brand
- Confidence you are working with a proven business formula
- Systems and processes to run the business
- Exclusive territory
- Full training given in all aspects of the business
- Initial marketing launch to get your business up and running
- Central website
- Social media set-up
- Stationery and marketing materials
- Finance available





ABOUT KPS

Key Property Service Ltd bring much needed auxillary management services to Landlords and their acting Agents.

We are fully independent and consist of time served professionals in the Estate Agent and Inventory Management sectors. By offering a comprehensive level of service to Letting Agents, Estate Agents, Private Landlords and individual Tenants, our approach can be relied upon to offer competent, expert advice on a full range of property inventory services throughout the North West, Cheshire and surrounding areas.

All our Inventory work is carried out by our very own experts who have a wealth of experience in this field as well as in general property management.

We are fully insured to carry out inspections at Landlords properties and our quality is backed by our strict adherence to the guidelines as set out by the Inventory Management sector.

We are proud members of ARLA (Association of Residential Letting Agents), formally APIP, which provides reassurance that we follow the best practice standards possible.

OUR SERVICES



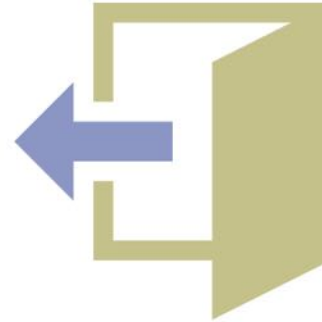
INVENTORY REPORTS

The Inventory & Schedule of Condition Report. A comprehensive inventory of the contents of the furnishings, fixtures and fittings of a property including full description of the condition of walls, ceilings, floors, paintwork, light fittings, woodwork etc.



CHECK IN REPORTS

Along with the tenant present, we check against the main inventory report and make any additional amendments. This is performed immediately prior to the beginning of a tenancy and is designed to gain the Tenants agreement to the state of the property before their tenancy commences.



CHECK OUT REPORTS

Comparing with the initial inventory report, we produce a detailed analysis of all changes since the start of the Tenancy, including any recommendations based on our professional expertise. This is to ensure an accurate end of a tenancy by comparing it to the original Check-In report for changes, damages, or wear and tear.



MID TERM INSPECTIONS

Our interim inspection services are for managed properties and are designed to identify any potential problems as soon as possible. By providing periodic interim inspections we help to ensure Landlords and Managing Agents are aware of any issues and help to prevent them escalating or causing issues upon tenants leaving the property.



"We have worked with Helen and the team at KPS for a number of years now and have found the service they provide to be excellent. They are reliable, competent and above all extremely thorough when carrying out the reports. As anybody in the lettings industry will appreciate, things change from day to day and inventories, check-outs and inspections have to be rearranged on a regular basis. KPS will always do their best to accommodate these changes at very short notice and their flexibility makes working with them on a daily basis convenient and stress free."

Stuart Rushton & Co
Howard Leach, Lettings Manager



THE OPPORTUNITY

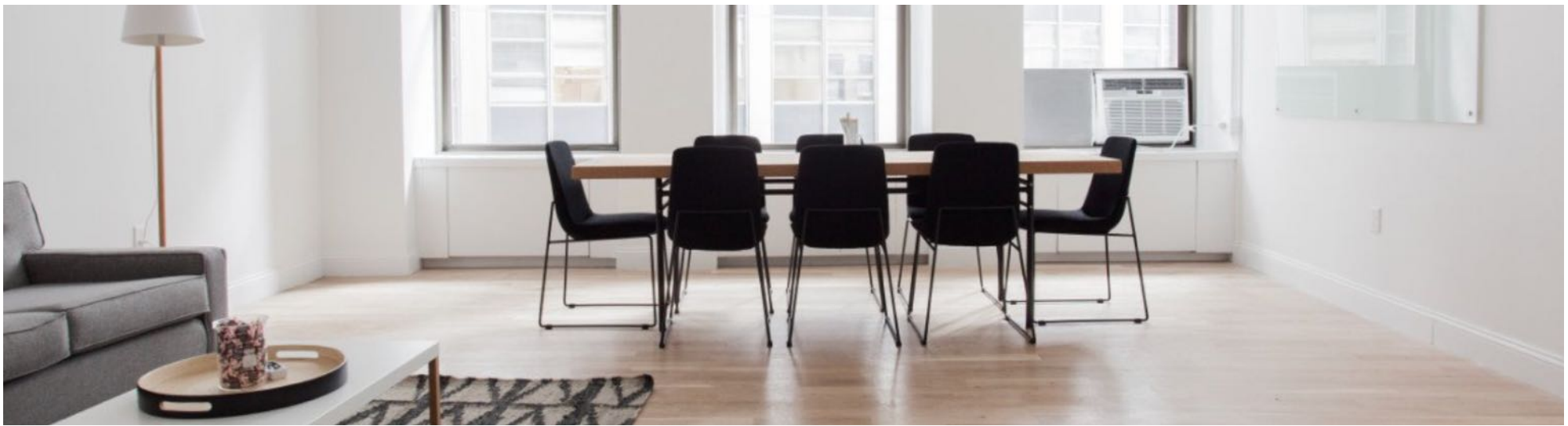
We expect almost one in four households in Britain will be renting privately by the end of 2021 as soaring house prices and stagnant wages put home ownership out of the reach of growing numbers of people. Around 5m households, or 21% of the total, are in private rented accommodation. This is set to rise to 5.79m (or 24%) over the next five years. As the number of people renting continues to rise so does the need for our services. A detailed inventory helps landlords and agents to compare the state of the property on check-in and check-out and determine whether they need to make any deposit deductions. It will also be relied upon if both parties need to resolve their differences using the free dispute resolution service offered by their tenancy deposit scheme.

KPS offer a service which is tailored to the clients specific needs, this sets us apart from our competitors and organically results in repeat business and referrals.

Using our proven formula you will have the opportunity to build your own successful Inventory Management Services business. We have clear target markets and our business model is backed up by successful sales and marketing strategies. We will teach you how to reach your target markets and convert them into paying clients using our proven techniques. As a member of the KPS network of franchisees you will become part of a recognised and trusted brand.

We will provide you with an exclusive territory in which only you can operate. Your territory will be large enough to build a successful business.

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THE FRANCHISE PACKAGE

The cost of the franchise is £11,995 + VAT
(Finance available)

Ongoing fees: 10% of turnover

- Rights to use the KPS brand name
- Full training in all areas of the business from operations and services to customer service
- Exclusive franchise territory
- Processes, systems and templates to run the business
- Ongoing support and regular business updates
- Central website
- Social media set-up
- An initial marketing launch to get your business up and running
- iPad and power pack
- Marketing literature
- Stationery package

"I would describe KPS as a totally professional company who go the extra mile to ensure customer satisfaction. Very often we are faced with stressful situation and emergency measures are required. KPS always meet the challenge with a workable solution. Deposit disputes are few and far between as the quality of their work holds up. A refreshing change."

Ian Macklin Lettings & Management

Lisa Derricott

THE EARNING POTENTIAL

These are the potential profits we would expect you to achieve in the first three years. We will provide you with a full breakdown of the figures at your franchise meeting.

YEAR 1

£28,983

YEAR 2

£34,944

YEAR 3

£45,904

No guarantee on earning can be given



THE NEXT STEPS

If having read through the prospectus you believe you have the necessary skills and desire to become a franchisee with KPS we want to hear from you.

The next steps are to answer any questions you may have regarding the franchise and then arrange for you to come and meet the team. You can email us at john@keypropertyservice.co.uk or call us on 0161 711 1020 and we would be happy to discuss this amazing opportunity further.



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0161 711 1020