



**Providing Guaranteed Rent And
Quality House Shares.**





About Us

Vivid Rent Solutions are a proactive and innovative property management company with a focus on guaranteed rent and quality house shares.

Unlike traditional estate agents, we're dedicated property managers. Our streamlined model involves leasing homes from landlords for terms ranging between 1 to 5 years. We then transform these properties into vibrant shared living spaces for working professionals - managing everything from tenant sourcing to maintenance. Meaning landlords can enjoy stress-free, reliable income while we handle the day-to-day operations.



Guaranteed Rent Service

At Vivid, we pride ourselves in offering a bespoke service that aligns perfectly with the needs of both landlords and tenants. Through our guaranteed rent service, landlords enjoy peace of mind with a free, fully managed property solution. We carefully screen all tenants, conduct regular property checks, and ensure a consistent rental income for up to 5 years - completely hassle-free and with zero hidden charges.



Property Maintenance

Our commitment to quality upkeep includes:



Weekly cleaning and property checks



Reliable maintenance partners



Quarterly detailed inspections



Formal six-month reviews with photo reports delivered straight to your inbox

We're proactive - our cleaners monitor the property weekly and alert us to any concerns, which we act on immediately. Plus, our team carries out informal checks during every visit, from viewings to simple meter readings. Want to see things for yourself? We'll happily arrange periodic inspections so you can feel confident about how we're caring for your property.

Property Management

During the guaranteed rental term, your property is fully managed by Vivid with care and precision. Through dedicated management and proven internal systems, we handle tenant selection, coordinate maintenance, and ensure full compliance with current rental regulations. Each year, you'll receive a comprehensive report outlining your property's condition and financial overview.

100% Rent, Zero Fees

Landlords receive every penny of the agreed monthly rent - no management charges, no tenant sourcing fees. If your introduction to Vivid Rent Solutions came via an agent, additional fee arrangements may apply, but with us directly, it's all clear-cut.

Contract Renewal

As your lease nears completion, Vivid will reach out to confirm whether you wish to renew or end your agreement. If you choose not to renew, your property will be returned in equal or improved condition compared to when the lease began. Should you opt to extend - as many of our landlords do - a fresh agreement is arranged, allowing you to enjoy an uninterrupted service and continued peace of mind.



Our Services

We simplify shared living for both tenants and landlords, offering seamless management that elevates your property's potential. Our hands-on approach ensures your investment thrives through expert oversight and continuous optimisation.



Guaranteed Rent

As a landlord you will receive a fixed guaranteed rent payment on the same day each month for a period of 1-5 years, in addition to no late payments, you will benefit from zero void periods between tenant changeovers.



Tenant Selection process

Due to the high quality of our accommodation, we experience above average demand. This enables us to carefully select tenants who are best suited to the property. To be considered, applicants must meet our criteria for minimum income, whilst also providing bank statements and satisfactory credit history and character references.



Working Professionals

Our properties are exclusively occupied by working professionals. Many of whom are referred through our trusted corporate partners. All tenants must meet our strict criteria. We do not accommodate couples, students or individuals in receipt of housing benefit.



Free Gas & Electric Certificates

Upon handover of a property to Vivid, we require all legally mandated and valid certification documents to be in place. Following this, any future certifications or renewals necessary for compliance will be arranged and paid for by Vivid - ensuring ongoing adherence without additional burden to the landlord.



Repairs And Maintenance

Coupled with guaranteed rental income paid to our landlords, Vivid offers repair coverage of up to 7.5% of the annual rent for each property. For example, a home rented at £1,500 per month (£18,000) annually would receive up to £1,350 in repair coverage per year. Our dedicated in-house maintenance team ensure properties are consistently maintained to the highest standards.



Legal Costs

Our landlords enjoy complete piece of mind knowing that Vivid is the contracted tenant. In the rare event that eviction of a tenant becomes necessary, we handle all associated costs and legal procedures.



A Closer Look At The Numbers

Fully certified and comprehensively insured, our service ensures transparency, security, and trust at every step.

Income	Traditional Tenancy	Vivid Solutions
Agreed Rental Value PCM	£1,500.00	£1,500.00
Annual Rent Income	£18,000.00	£18,000.00
Costs	Traditional Tenancy	Vivid Solutions
Agency and Marketing Fees	£800.00	£0
Typical Void Periods	£2,245.00	£0
Typical Repairs contingency	£900.00	£900.00
Annual Gas Safe Certificate	£50.00	£0
Annual Electrical Certificate	£50.00	£0
Legal Costs	£500.00	£0
Insurance	£80.00	£80.00
Your costs over one year	£4,625.00	£980.00



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