



Now Is The Time To Change Your Life. Build Your Own Highly Profitable Residential Lettings And Property Management Business



“I Guarantee that if you don’t earn your franchise fee back in the first year we’ll make up the difference”



Paul Knight, MD

Why Lettings?

The UK property market is huge and the trend for residential lettings has been booming in recent years, due to ever increasing property prices, and with many more landlords jumping on the Buy-To-Let bandwagon, this recession proof business looks set to continue its upward trend for future years. You too can be part of this success and with no previous experience necessary.

Why URBANLET?

In most large cities in the UK there are 100’s of Estate & Letting Agencies. The underlying reality is that very few of these agencies specialise – they are “jack of all trades” and simply not pro-active enough, lacking the specialised systems needed to optimise their business performance.

Success not only comes from sales, but from good office administration. The URBANLET ‘LET-System’ software package saves over 80% of your time wasted tied to a desk inputting endless information, and instead does it automatically for you, allowing you the freedom to develop clients and in turn increase your profitability. The system has taken us 3 years and over £45,000 to develop. It shows our commitment to excellence and along with market leading sales conversion systems sets us apart from the crowd. That is why the business grew from zero to 3 offices in just over 2 years (in a thriving competitive marketplace).

URBANLET was built as a franchise from day 1, and is 100% geared to franchisees. Your interest is our interest. Many other

companies build their business on their own profile and don’t offer the necessary support infrastructure. URBANLET provides its franchisees with the full backing of our property management team, who take on the day-to-day management of all properties until the franchisees have the resources and experience to take over.

Who’s right for This Franchise?

- Highly motivated
- Have good business acumen
- Are pro active and sales driven
- Have excellent interpersonal skills
- Have a good standard of education and presentation
- Are computer literate
- Have the drive, desire and ambition to be the best and build a highly profitable business!

For More Information Call Now On: 0845 225 4444

Take Control Of Your Life, And Enjoy The Lifestyle You Always Wanted.

“The Most Enjoyable Year Of My Career”

“I have worked with the Company for over 12 months now. I can fully endorse the Business Development Plans put in place by Paul & Martin. I have seen the LET-System develop and improve – this makes life so much easier for all the Negotiators. The future for me and the Company is looking rosy indeed”

Olivia Duvenhage,
Office Manager -
Bermondsey



The strength of our company is based on its people, and the support they receive.

6 Reasons Why This Opportunity Is So Unique And Not To Be Missed

1. Positive Cash Flow: Residential Lettings is not like most other businesses where you do the work and then have to worry about payment. You receive all the income from the tenant and then pay the landlord – this basically eliminates any bad debt

2. You Earn BIG Money: Your rewards at last reflect your efforts. Isn't it time your efforts were rewarded financially? Isn't it time YOU had control over your life? You get ALL this and more when you join us.

3. The Market for Residential Lettings is Booming:

The service we provide is in high demand. We offer a service that literally thousands of landlords throughout the UK want.

4. Proven Systems:

Truly brilliant systems that will help you become an expert in the residential lettings market. We have developed the bespoke web based LET-System specifically for this business. Our training procedures and manuals reflect the systematic approach we take with all our franchisees.

5. You're Never Alone:

You get a support structure that ensures you'll always

have someone to turn to. The strength of our company is truly based on its people, and the support and help they receive.

6. Quick Return On Investment:

Your franchise fee is earned back in most cases within 6 months unlike many other franchise opportunities we've set the fee at a level where we know 99% of our people will have earned double the fee in the first twelve months.

The points above will give you a good understanding why URBANLET want highly motivated people to join us and share in this success.



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The System That Gives You The Advantage Over The Competition

For commercially astute people, it doesn't get much better than this!

We've also developed a unique, bespoke LET-System that takes away at least 80% of the administration that many of our competitors still have to undertake – leaving our Franchisees with more time to do what that are good at – namely the letting of properties.

The LET-System means that you can spend more time recruiting landlords, marketing and letting out their properties (rather than time being spent preparing Tenancy Agreements, producing tenant and landlord statements and other mundane administration functions). We are so sure of our ability to let properties utilising the

bespoke LET-System that we can offer landlords a £300 incentive (Based on London rates) should we fail to let out their property within 21 days - **Guaranteed**. We will give you the training and systems to ensure you can do the same.

Yes we do have competition, but because of the way the LET-System speeds up the administration processes we know we are both better and quicker at letting properties than the competition and so do our clients. We offer landlords a high quality of service at competitive prices, and we take all the funds upfront, paying them over to the landlords 10 days after the property has been let (less our charges). Therefore the business is **cash flow positive!**



“I Was Really Impressed...”

“I came to the Company with idea of testing them to see if they were as good as they said they were. I was really impressed URBANLET managed to let out all of my properties within a few days of having them on their books.”

Peter Wong
Investment Landlord



Get noticed with our striking car livery.

What Will I Be Doing?

We operate in one of the fastest growing and profitable markets in the UK – Residential Lettings & Property Management. We help landlords find quality tenants for their properties.

As an URBANLET Franchisee you'll be working with landlords and prospective tenants, taking each of them through the unbeatable system we've developed, The LET-System.



On the move with the LET-System.



How Much Is The Franchise Fee And What Does It Include?

The franchise fee is just £19,977 + VAT for a single office. The minimum total investment (including the franchise fee) is likely to be in the region of £45,000

Your franchise fee includes:

Initial LET-System Licence Fee
 Initial Stationery
 Letterheads
 Continuation Paper
 Compliment Slips
 Business Cards
 Business Presenter Folder
 TO LET Boards
 Marketing "Fast Start"
 Registration at key web portals;
 (Find a Property / Property Finder / Hot Property etc)
 Initial Advert in Local Publication
 Website
 IntraNet

E-mail LET-System Support

Full Training

On-going Training & Support

Car Livery

FRANCHISE FEE TOTAL
 £19,977.00 + VAT

ACT NOW as we won't be able to offer this great franchise opportunity at the price above for long

In addition to the above, we also provide you with assistance with securing appropriate premises, securing funding, all training, assistance with the office launch and all future support including assistance with staff recruitment when needed.



Time to make a change!

NOTE – Many other franchise offerings charge a fee that doesn't include any of the marketing spend included in the URBAN-LET franchise fee. Therefore if you are "shopping around" for a franchise be sure you are comparing like-with-like.

So What Could I Make?...

SUMMARY FINANCIALS*	GROSS PROFIT	NET PROFIT
YEAR 1	£92,000	£39,000 <i>Cash Flow Positive</i>
YEAR 2	£140,000	£63,000
YEAR 3	£201,000	£105,000

These projections assume a single office operation. For hard working and committed Franchisees there will be an opportunity to expand their single office, or add further offices. We would be delighted to talk with your Financial Advisor regarding any of these figures.

Start running your own successful lettings agency **NOW**, just call the number below.

*Please note, the figures shown whilst based on realistic assumptions are illustrative only and not guaranteed. The financials are subject to many local conditions, for example average rental prices, office size and location. We will be happy to show you how to develop your own forecast based on local information and your own targets.



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