



Living
Proud to be part of SHG

**Landlords,
when it comes
to letting your
property, we've
got your back**



 0161 474 2696

 lettings@threesixtyliving.uk

 threesixtyliving.uk

rightmove 

NRLA
NATIONAL RESIDENTIAL
LANDLORDS ASSOCIATION

Housing
Ombudsman Service

PRS Property
Redress
Scheme

**UK
ALA**

DPS Deposit
Protection
Service

CMP CERTIFIED
UK RESIDENTIAL
LANDLORDS ASSOCIATION

Reposit
Rent without a deposit

At Three Sixty Living you can relax in the in the knowledge that your property is in safe hands with us. As part of a large trusted organisation we offer a full range of comprehensive lettings and property management services, tailored to suit your needs and all at an affordable cost!

We are an award winning agent who offer:

- ✓ Guaranteed rent options
- ✓ Minimal void periods
- ✓ Full comprehensive tenant referencing
- ✓ Unique levels of support for landlords and tenants
- ✓ Access to 24 hour repair line



**“Three Sixty Living
helped us to achieve
a higher rental
income on our
house, thank you!**

We're pleased with the quick friendly responses and work ethic of everyone we have spoken to so far. Best of all, the worries we had with our high-street agent have gone.”



A new way
for you to let
your property.

Affordable.
Simple.
No Catch.
No hidden fees.

Our professional service offers you a hassle free way to let your property and gives you access to high quality repairs and maintenance.

We will advertise your property on Rightmove for free. Our thorough referencing checks ensure your property is always let to suitable tenants.

If you want a personalised and stress free letting service that makes the most of your investment then call us today on **0161 474 2696**.

A wealth of
experience

**All part of the
service at no
extra cost**
in Three Sixty
Living

We will find
**perfect
tenants** for
our properties

rightmove 

Our parent company is Stockport's largest landlord - managing 12,000 homes across Stockport and Greater Manchester.

- We find tenants to ensure your property isn't left empty
- Expert repair team and low-cost repairs
- Drop-in service for landlords and customers
- Comprehensive inventory with digital photographs
- Expert landlord advice
- Dedicated tenancy manager
- Tenants get access to tenancy support services

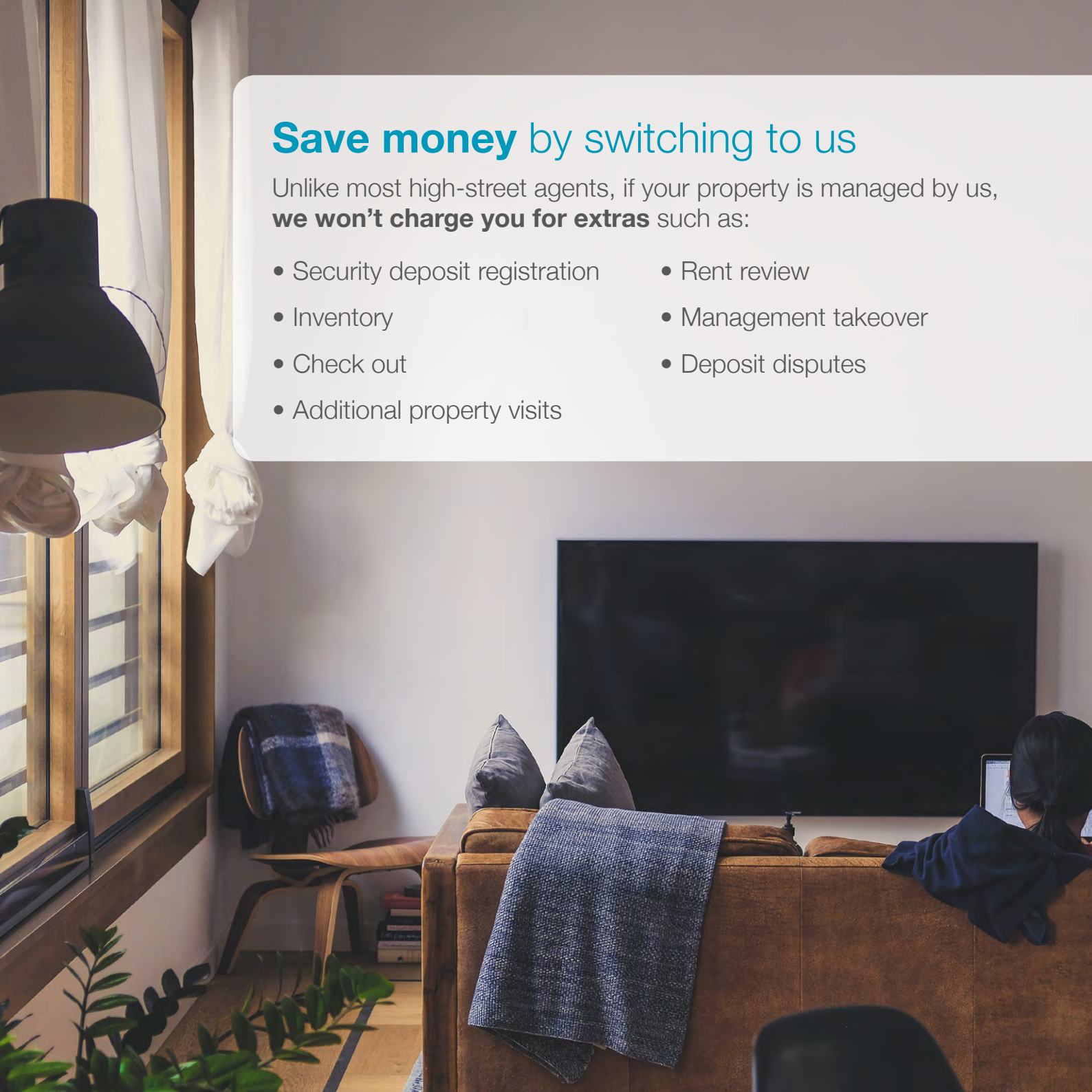
We are often the first point of call for many people across Greater Manchester and Cheshire who are looking for a home to rent. We also receive enquiries from Rightmove, UK's leading lettings website.

We are unique in the levels of support we provide to tenants and landlords.

Save money by switching to us

Unlike most high-street agents, if your property is managed by us, **we won't charge you for extras** such as:

- Security deposit registration
- Inventory
- Check out
- Additional property visits
- Rent review
- Management takeover
- Deposit disputes



Why visit the high street?

We have simple and super-affordable options to serve you

While our options are listed below, our dedicated and friendly private lettings service are always happy to discuss individual requirements to ensure you get the service that suits you best. Although it's unlikely, if you've seen a cheaper service available on the high-street, talk to us first!

	Rent Collection Only	Let only Tenant find	Full Management Service*	Leasing Offer	Rent Collection Only	Let only Tenant Find	Full Management	Leasing Offer
Initial Advice and property market appraisal					✓	✓	✓	✓
Facilitate compliance checks (not including the cost of the checks)					✓	✓	✓	✓
Property Marketing on Rightmove - the UK's No.1 Property Portal					✓	✓	✓	✓
Arranging and accompanying property viewings					✓	✓	✓	✓
1st month rent and deposit collection					✓	✓	✓	✓
Preparation of tenancy agreement and informing utilities / Council Tax Team of an occupant change					✓	✓	✓	✓
Full and comprehensive inventory						✓	✓	✓
Collection of rent					✓		✓	✓
Regular property inspections							✓	✓
Arranging repairs							✓	✓
Serving of notice on the landlord's behalf							✓	✓
Check out inspection							✓	✓
Deposit registration and claim management							✓	✓
Assistance with possession paperwork for court, where applicable							✓	✓
If tenant doesn't pay rent, we pay it until vacant possession is regained								✓
Court Fee Included for a Possession Order & Bailiff Warrant								✓
Guaranteed rent including void periods								✓
Paper or duplicate statements £6 inc VAT				Maintenance or work arrangement fee 12% of cost of works inc VAT				

Rent Collection Only

4.8%

inc VAT

Let only Tenant find

£474

inc VAT

Full Management Service*

12%

inc VAT

New Let Fee Only £300 inc VAT

Leasing Offer

We'll pay rent even when a property is empty, giving you zero void periods.

Rent Collection Only

Let only Tenant Find

Full Management

Leasing Offer



Guaranteed Rent Service

**From £36
per month**
(£30 + vat)

This product is offered exclusively as an add on to our Full Management Package.

- ✓ Cover missed rent payments up to 24 months or up to £100,000, whichever comes first
- ✓ Professional costs up to £100,000
- ✓ Up to three months' rental payments at 75% following vacant possession (where applicable)
- ✓ Protection for certain tenancy breaches
- ✓ Section 13 rent increase dispute cover

Repairs & management

Letting your property with us gives you access to a first-rate professional repairs service through our carefully chosen maintenance partner who has an exemplary track record of delivering outstanding customer service. Our in-house management team operates on a 24/7 basis, so you and your tenants are never alone.

Expert knowledge

Our staff have over 50 years combined industry experience and various qualifications including Chartered Institute of Housing Level 2 in Letting and Managing Residential Property and ARLA Level 3 in Residential Lettings and Property Management.

An agent you can trust

We are part of a large trusted organisation and pride ourselves in providing excellent customer service. We are honest and ethical, taking into account both tenants and landlords as well as the wider community. We donate over half of our profits to causes in the local community to ensure that the places that we live are places that everyone can comfortably call home.

Three Sixty Living are proud to work with partners including

rightmove 

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LANDLORDS ASSOCIATION

PRS Property
Redress
Scheme

**UK
ALA**

These organisations help us provide a re-assuring and industry-leading service to our landlords and tenants.

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