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Complete HMO Property Success. If you're interested in investing in houses of multiple occupation (HMO), then this "superbook" is just what you need! Combining 2 books in 1, the first part covers how to set out in this area, with successfully sourcing, refurbishing and managing a HMO portfolio being the subject at hand.

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This scheme aims to ensure that larger, higher risk HMOs meet HMO standards and are

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adequately managed. It applies to any rented property (regardless of the number of stories or presence of non-residential units within the building) that is occupied by five or more people who form more than one household and share basic amenities such as a kitchen, bathroom or toilet.

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A house in multiple occupation (HMO) is a property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen. It ...

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It details how to budget, plan your works, manage your project and carry out the refurbishment in such a way that your HMO performs as you need it to and you get the

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HMO Property Amenity Standards, are the

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number and type of amenities that must be provided in all Houses of Multiple Occupation in accordance with the size and type of HMO property. If the correct amenities are not present, a condition will be included in the licences requiring that they are provided within a set time limit (maximum 5 years).

~~The Ultimate Guide to HMO Property (2020) +
HMO Property ...~~

One of the most effective property investment strategies is to use the house of multiple occupation (HMO) model, where your property is rented out to multiple tenants because you

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offer rooms for rent within the building, with shared facilities such as kitchens and bathrooms.

~~HMO Property Success~~ ~~Nick Fox (HMO Expert)~~
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Nick Fox's first two HMO-focused books together in one! This HMO 'superbook' is essential reading for anyone who's starting out in property investment and wants to generate income. It begins by looking at investing in Houses in Multiple Occupation as a business and takes you through how to successfully source, refurbish, let out and manage a highly cash-positive portfolio. The second part then focuses on the all-important

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renovation stage. It details how to budget, plan your works, manage your project and carry out the refurbishment in such a way that your HMO performs as you need it to and you get the returns you. A prolific and highly successful investor, Nick's personal portfolio extends to more than 200 properties, both shared accommodation and single household lets - and he has interests in several development projects.

Do you want a secure financial future that starts sooner, rather than as you're approaching retirement? By investing in multi-

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let properties, you can double or even triple the level of rental income generated by single letting, and realise cash flow from the start. In this book, multiple business owner and investor, Nick Fox, clearly guides you through the steps to building an HMO portfolio that delivers both on-going income and a tangible pension pot. Having been self-employed since he left school, and now with a portfolio of more than 200 properties, Nick knows what it is to start a business from scratch and make it profitable, even through a global economic crisis. "As with any business, success in property investment

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demands careful preparation and hard work, and there are challenges to be overcome. By sharing my HMO business model and the knowledge I've gained from experiences, good and bad, I hope I can make it easier for other investors to achieve their own success and financial freedom." Nick Fox "This is essential reading for anyone wanting to build an income-generating property portfolio - Nick really knows what he's talking about." Neil Mansell, Portfolio Owner, Entrepreneur and Author

Are You? Either an existing landlord looking

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at switching your current buy to let homes to shared houses in order to maximise returns, or you are at the start of your property investment journey and want to become a professional HMO landlord. Either way, HMOs are fairly new to you. Then this is the book for you This book has been put together by Nick Fox, who, with more than 500 individual rooms let in the East Midlands is one of the UK's most experienced HMO portfolio investors. This is a comprehensive and more detailed/in depth version incorporating his first book, 'HMO PROPERTY SUCCESS', and is aimed at specialist property investors who

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are looking to concentrate on the niche House in Multiple Occupation (HMO) market. HMOs (shared houses) require different investment strategies and management skills to letting 'standard' buy to let homes. The financials behind the investment are also different and most local authorities apply tougher safety and management rules to HMOs than they do to other properties. This book takes you through every step of understanding HMOs as an investment, sourcing, acquiring, letting and then managing them in such a way that you maximise your returns. It also guides you through how to ensure you are compliant with

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all your legal, financial and tax obligations. The HMO market is vast and growing. Modern HMO properties are slick and fashionable homes, let by professional landlords to young professional people or students. This book will teach you how to provide decent homes for multiple tenants while realising high yields and profits for yourself.

Want to get started in property but worry you don't have enough money, time or experience? Stephanie and Nicky Taylor were there too. These dynamic sisters were working too hard,

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for too many hours. They wanted the time, freedom and options that property seemed to provide others, but they didn't know how to start and couldn't see anyone like them doing it. Since then, they have gone from financial uncertainty to building their own multi-million pound portfolio and creating an award-winning property business, HMO Heaven. Their unique Rent 2 Rent Success System will enable you to get started in property in a simple, ethical and low-risk way with little capital outlay. Their proven system has been used by hundreds of people across the country and has featured in publications, such as

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Entrepreneur magazine, The Telegraph and Property Investor Today. This book will: - Guide you right through the whole process, from getting into the right mindset to get started through to building and scaling up your portfolio - Reveal the 6 key areas you need to get right for rent to rent success - Share a proven, practical system that gets results, removes the stress and ensures you avoid expensive newcomer's mistakes If you're ready to become a gamechanger, join Stephanie and Nicky and get started on your property journey.

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Successful renovation and refurbishment relies on spending the right amount of money in the right way, so are you ready to hone your budgeting, planning and project-management skills? Alongside the deposit, this is where the biggest chunk of your investment funds will be spent. You need to analyse the figures, budget correctly, plan the work in detail and ensure it's carried out properly so that your buy to let performs as you need it to. Not sure how to do that? Then this is the book for you! PROPERTY RENOVATION & REFURBISHMENT SUCCESS "

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This book is a guide about property investments and developing which focuses not just on the bottom line and how to make great returns on your money but also to carry out business in an ethical and morally upstanding way. Ersin Sirer is a prolific businessman with 25 years experience in the property sector. Having executed tens of dozens of property development and investment deals both in the UK and internationally, including high-end luxury property HMO residences, new build to office/residential conversions, he wants to share with you the secrets of his success. The book goes through all the aspects

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of investing, such as sourcing project opportunities, bank finance, making sure you have the right build contractor, using the most credible estate agents, knowing how to place an offer so that you are taken seriously from day one, refinancing and its merits, field work, and getting the right local advice and more. Ersin's property slogans cover his deeply held views on business "Treat Tenants as Clients", "The Power of Association", "The Power of Leverage", "The Power of Good Networks", "Be Proud of What You Own". Ersin is a believer in giving back to others in need. His belief is that giving

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and sharing should be part of our daily life.

Across the UK more and more people are choosing to live in Houses of Multiple Occupation (HMOs)- a house where tenants have their own private bedroom and share the other facilities communally. The market is growing and so too are the demands of tenants. If you are a property investor or landlord you might be wondering how to develop an HMO so that it is profitable, well managed and well maintained. This book is a handy guide to help you quickly and efficiently learn some tricks of the trade and apply them in your

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chosen HMO location. All the tips in the book have been implemented, tested and refined through repeated processes. They will enable you to create a well-managed, profitable professional HMO and also free up your time in no time! Using the knowledge in this book you will be able to create a systemised business that runs even when you're not there. This book is focused on the professional HMO market, but many of the tips can easily be applied to other sectors of the market such as LHA (local housing allowance) and student HMOs. The book is split into five sections: FIND IT, FUND IT, FINISH IT, FILL IT

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and FUTURE-PROOF IT Each section contains tips large and small - some short and sweet and some which are more in-depth. ALL of the advice will be useful if you are developing for the young professional HMO market and could save you thousands of pounds and hours of worry, giving you time, money and freedom as a result.

The Complete Guide to Property Strategies is the 2nd book by Angela Bryant, who has been investing in property for over 20 years and built a portfolio of 100 properties valued at £15 million. This book is to help YOU succeed

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in property NOW. Make no mistake, there is much for landlords to be worried about today in the UK with legislation and tax changes and it is more important than ever to be on the alert: Educate yourself about what is possible and what's changing; Learn a variety of strategies; Adapt and survive! This guide will fast-track your success in property NOW. Sourcing and Options Rent-to-Rent Buy-to-Let Houses in Multiple Occupation (HMOs) And so much more Despite the government clamping down on buy-to-lets in recent years, property is still the best investment for many. This book is written for the courageous who seek

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This book gives you an in-depth insight into the world of property investment, and shows the core fundamentals on how to be successful. Having been involved in hundreds

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of successful deals for himself and clients, Peter has noticed patterns of what makes a successful investment, and also what mistakes to avoid.

Updated for 2018 - includes all the tax and legislative changes announced during 2017. By the author of the UK's most popular property book, *The Complete Guide To Property Investment*. Please note that this book only covers letting and management of a property you already own. For a guide to buying the right property in the first place, you should buy *'The Complete Guide To Property*

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Investment'. Take a property, throw in a tenant and watch the money roll in. This seemingly simple formula has attracted nearly two million people in the UK to become landlords, but the reality is a whole lot more complicated. Did you know, for example, that if you forget to provide a certain piece of paper you might be unable to evict a tenant - even if they don't pay the rent? Or that you could be fined for not checking your tenant's immigration status? And don't forget the inevitable broken boilers, mysterious leaks and various tenant complaints that always seem to happen at the most

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inconvenient time. How To Be A Landlord is a straightforward guide to everything involved in letting and managing a property - whether you're an accidental landlord or an enthusiastic investor. In simple and entertaining language, it covers important steps like preparing the property to let, advertising for tenants, conducting viewings, doing all the paperwork, managing the tenancy, and dealing with any tricky situations that crop up (including the dreaded emergency repairs and evictions...). You'll learn: How to set yourself up for success when preparing a property to let

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Where to find the perfect tenants for your property
The essential checks you must make to avoid a nightmare tenant
Everything you need to do when setting up a tenancy to avoid problems later
How to deal with the most common maintenance issues and repairs
The proper legal processes to follow when you have troublesome tenants
Top tips from experienced landlords for how to look after your tenants - keeping them happy, your property safe, and the rent rolling in
Frequently updated and with contributions from over 50 experienced landlords, this is the most current and comprehensive book on

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the subject - and essential reading for anyone who wants a simple, profitable life as a landlord.

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