

## **Wildheart LLP - Letting & Management Services for Purchasers at The Picture Works**

We understand that you have agreed to purchase an apartment from our existing client at The Picture Works in Nottingham. Our company, Wildheart LLP, currently manage the apartments at this development on behalf of the Seller and would like to take this opportunity to provide some further information regarding the development and the services that our company offers to investors.

I thought it might assist initially to provide a little background on Wildheart LLP and the various services we offer. We are a specialist residential asset manager providing lettings and management services for our client's portfolios throughout the UK. We specialise in the management of new and recently built developments and have a wide range of clients including corporate entities, off-shore trusts and of course private individuals, be that with one property or with substantial portfolios in various locations. A significant proportion of our investors are based overseas and as such we are very familiar with dealing with non-resident landlords and the specific requirements in relation to taxation of rental income.

Our aim as a business is to provide a responsive and cost effective management service to all of our clients and we take pride in maintaining excellent service levels with the tenants that live in the properties that we manage. To ensure we deliver this we deal with all aspects of the service in-house, rather than out sourcing to third parties. Our website, [www.wildheart.co.uk](http://www.wildheart.co.uk) gives further information about our various activities.

The Picture Works is an outstanding development in Nottingham City Centre and a hugely popular rental destination. We employ a full time site manager at the development who is the primary point of contact for all occupiers and plays an important role in ensuring standards are maintained.



Wildheart deal directly with the letting of all of our client's apartments – we do not typically utilise local agents in this capacity and we are always selective in our choice of tenants. Having managed other developments in the locality for some time we have built up excellent working relations with a number of large local employers and as such we are fortunate to have on-going demand from a stream of tenants.

Our management fees for purchasers at The Picture Works are 8.5% + VAT of the rent collected. For a new letting our fee is £300 + VAT but we do not charge landlords separately for tenancy renewals to an existing tenant - unlike many letting agents we appreciate the benefits of keeping a good, existing tenant in situ. (A full copy of our letting and management agreement is available upon request.)

We sincerely hope you choose to continue to make use of our services and if in the meantime you have any queries please contact myself or one of the team here at Wildheart on 020 8786 7777 or [rent@wildheart.co.uk](mailto:rent@wildheart.co.uk) and we will be delighted to assist.

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