

S E R V I C E *sp* B E Y O N D

LANDLORD SERVICES

# SERVICE BEYOND, OUR LANDLORD FOCUSED SERVICES

Service Beyond: Elevating Property Management with Expertise and Flexibility

Service Beyond, part of the StayBeyond umbrella, specialises in offering bespoke property management solutions in 5 key UK cities. Since 2017, we have expertly managed over 180 properties, including those under our sister brand, Flyp, connecting seamlessly to 60+ booking channels to enhance visibility and bookings.

Our approach focuses on close, transparent collaboration with our clients, enabling us to tailor solutions that maximize rental returns efficiently. Our advanced yield management system, a cornerstone of our strategy, is designed to optimize profitability while offering landlords the flexibility and control they need to meet their revenue goals.

Choose Service Beyond for a property management experience that combines strategic foresight with operational excellence. Our commitment to your success underpins our promise: to not just meet but exceed the aspirations of our landlords with precision and innovation.



## OUR CONTRACT OFFERING, IS SET UP TO SUIT YOUR NEEDS

We appreciate that each member of our community has distinct requirements and goals for their property. To that end, we have strategically developed two contract types that allows you the flexibility to choose what would suits your needs best.

### FIXED MONTHLY INCOME

This offers you the security of a guaranteed return. We take on the management of your property, including basic wear and tear maintenance.

Essentially, making us your best possible tenant. With this risk and hassle free agreement, you also have leverage and control in your property's distribution.

Extensive vetting processes are followed of all potential tenants and as a rule, no-one under the age of 25 is considered unless they are traveling with children.

### WHY US

- Professional tenants that have a 7 year proven track record, giving you peace of mind
- Preferred Hamptons partner and other estate agents
- Professional cleaning and maintenance teams are in and out your homes, ensuring your home is looked after at all times
- Vetted guests stay in your home, we don't just allow anyone
- Decibel meters installed in every property, that are monitored around the clock ensuring your neighbours are never disturbed

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### MANAGEMENT AGREEMENT

By way of a revenue share on all income generated through your property, our Management Agreement gives you the opportunity to get the best possible return on your investment.

As with the other option, we manage your property in entirety, ensuring that full responsibility is ours. It is, after all, in our best interest too to achieve the highest return.

### WHY US

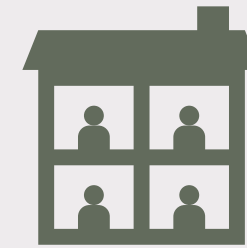
- 60+ channel exposure which will give maximum exposure for your property
- Dynamic pricing
- Having control in the management of your property's calendar, giving flexibility between short and mid-term bookings
- Access to extensive data that ensures the highest returns
- Being part of our portfolio that currently yields an average of 7.5%
- Our investment will ensure that your property is taken care of, optimally
- 24/7 Support Centre for both landlords and tenants

## BOUTIQUE OFFERING

Your preference for personalised, tailored services aligns perfectly with our commitment to catering for your distinct needs and preferences.



5 Cities across the UK



HO in London +  
24/7 Remote Customer  
Service Team



100.000+ Stays to Date



35+ In-house Maintenance  
and Cleaning Staff  
Nationwide



180+ Homes Under our Care

# Maximising Yields Through Expert Home Hosting and Strategic Management

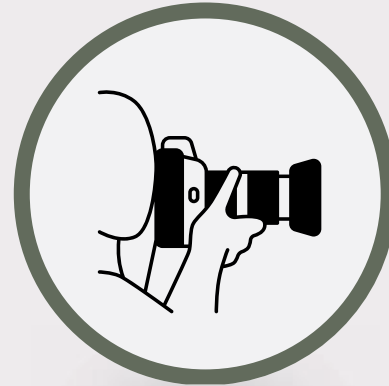
Our dedicated approach ensures that hosting guests in your homes is managed meticulously to achieve your target yields.



Design and Build



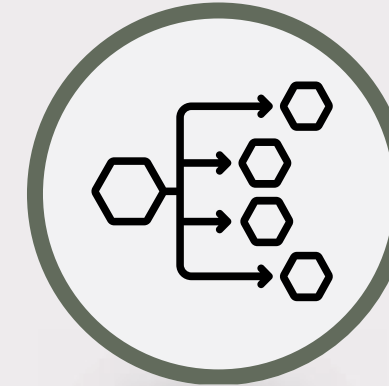
Style and Furnish



Professional Photography and  
Listing Management



Yield Management



Extensive  
Distribution Channels



Premium Hospitality



Maintenance



Revenue Optimisation



Live Revenue  
Reporting



Dynamic Pricing

# STYLE BEYOND

Introducing Style Beyond, A Comprehensive Interior and Refurbishment Solution by StayBeyond.

Unlock the full potential of your properties with Style Beyond, StayBeyond's exclusive interior and refurbishment service. We offer a spectrum of solutions, from simple yet stylish furniture packs to complete turnkey build projects designed to cater to every homeowner's needs. Our services are meticulously crafted to maximize your property's appeal and ensure the best possible yields.

At StayBeyond, we go beyond conventional methods. Our tailored solutions are specifically designed to optimize returns and elevate your property investment experience. With Style Beyond, homeowners can access a full-service solution under one umbrella, managing every aspect of property enhancement efficiently and effectively.

Choose Style Beyond to seamlessly elevate your property's value and guest experience, ensuring a lucrative and hassle-free investment journey. Let us help you transform your space and maximize your returns with elegance and precision. StayBeyond is not just about managing properties; it's about enhancing them and achieving your financial aspirations with expertly tailored strategies.





STAY *sp* BEYOND

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