

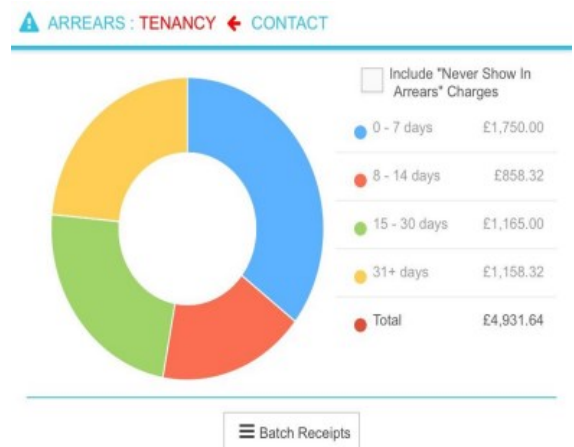
# Finance

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Our management software keeps records of all rents due and facilitates payments to both landlords and contractors. We will send email invoices, receipts and reminders.

Banking is completed daily and payments are accompanied with a Statement of Account and any copy invoices within 14 days of receipt of funds, or on a specific date each month (if preferred). Non-payment is handled swiftly due to the rent accounts being processed on a daily basis.

Any non-payment is followed up via email, text message or telephone call. If this is unsuccessful a visit to the property will be made by one of our agents.



## Tax

All landlords are required to declare their Income to HMRC and tax is payable. The relief that Landlords can claim changed in April 2017 and is being phased in until 2020.

As a UK Landlord you should understand the implications of this and more information can be obtained at : <https://www.gov.uk/guidance/income-tax-when-you-rent-out-a-property-working-out-your-rental-income>

If items have been left in the property you should also look at : <https://www.gov.uk/government/publications/reform-of-the-wear-and-tear-allowance>

As a non UK resident Landlord you can apply to receive rent without the deduction of tax by completing an NRL1 form. This can be completed online at : <https://www.gov.uk/government/publications/non-resident-landlord-application-to-have-uk-rental-income-without-deduction-of-uk-tax-individuals-nrl1>

We would always recommend that you get specialist tax advice and can put you in touch with an accountant if you require further advice