



PROPERTY GUARDIANS

At DEX Property Management, we offer a wide range of low cost living accommodations across London and the UK to key workers, young professionals and responsible people in employment .

What is Property Guardianship?

Our concept is simple - we take on empty properties and regeneration projects in great locations on behalf of property owners and convert them into unique habitable living spaces. We then make these spaces available for people to live in, on a flexible basis, in exchange for a low monthly fee and help looking after the property.

This is called Property Guardianship.

Why be a Property Guardian?

- 1) Save ££ - The monthly cost to you is less than private rental market prices.
- 2) Location - You can live in great prime locations at reduced rates.
- 3) Flexible - To move it's just 28 days notice, rather than long private contracts.
- 4) Community - You become part of a Guardian network, meeting new people.
- 5) Reward - Help your local area by preventing buildings from becoming run down.
- 6) Network - We can relocate you to our other Guardian properties if you require.



What being a DEX Guardian means:

Becoming a DEX Guardian means you will be trusted to look after your chosen property with care and respect at all times.

Property Guardianship provides you with the opportunity to choose a living space from a wide variety of buildings that would otherwise be empty. In return, simply by living there, you secure the property for the owner, giving them peace of mind.

If any problems arise, you report them to us, and we ensure they're sorted out promptly.

Guardians are placed in living spaces in a living space on a temporary License Agreement NOT an Assured Shorthold Tenancy (A.S.T). This means there are no long term contracts, and only short 28 day notice periods when you need to move.

Who can be a DEX Guardian?

Becoming a Guardian appeals to young professionals and key workers looking for affordable accommodation without compromising on space or location, but require a more cost effective alternative to private renting.

At DEX, we take on responsible, hard working like-minded people who we know will look after their property, and enjoy Guardian living.

To be a DEX Guardian requires you to meet a certain criteria and provide us with some documentation:

- Proof of ID (valid passport or driving license)
 - At least 12 months employment history
 - Written references from previous landlord & employer
 - Proof of income (at least 3 months bank statements or wage slips)
 - Proof of current address (i.e utility bill)

We want to make the process as clear, simple and stress-free as possible, so you can move in promptly and start enjoying Guardian living.

The Process:

The process of viewing and signing up to a property is simple. A dedicated Guardian Manager will take you through each stage along the way to ensure your application and license is completed smoothly and efficiently.

If your property is immediately available, the process can take from as little as 2-3 days from registration/viewing to moving in. The process is detailed below:



All Applicants Must Be:

- Over 18
- Full Time Employment
- No Children Under 18
- No Pets
- No DSS Accepted
- Responsible
- Flexible

Meet Our Requirements

If you believe you meet all the requirements to be a property guardian set out, then applying is really simple. Just fill in the form on the registration page or contact the office to speak to one of our knowledgeable members of staff.

Documents required

- Proof of ID (valid passport or driving license)
- At least 12 months employment history
- Written references from a previous landlord & employer
- Proof of income (at least 3 months bank statements or wage slips)
- Proof of current address (i.e. utility bill)



Guardian Management Team

T: 020 7368 6688

A: 27 Parsons Green Lane, London, SW6 4HH

E: info@dexpropertymanagement.co.uk

w: www.dexpropertymanagement.co.uk