caso

LIVING ABROAD, LETTING IN THE UK

# Compliant from day one, wherever in the world you live.

Letting from abroad is where compliance goes wrong: certificates expire, council letters go unread, 20% of the rent disappears to HMRC. Caso tracks every date, books every check and files every form, so your property stays legal and your rent arrives in full. This guide explains how, and what it costs.

**10%**
of rent plus VAT, nothing else to pay

**3 days**
rent paid to you, UK or overseas account

**24 hours**
phone and WhatsApp for you and your tenant

Caso Ltd, 1 Mann Island, 3rd Floor, Liverpool L3 1BP

caso.property

REGULATED AND REGISTERED

CMP member C0142768

Propertymark member

Member PRS060867

Member EW180089

Registered ZC254679

COMPLIANCE, SORTED FOR YOU

# The safest way to stay compliant from abroad.

A landlord in England has around a dozen legal duties with dates attached. Miss one from another country and the fine, or the rent your tenant can lawfully withhold, costs more than years of management fees. Caso was built for landlords who are not in the room.

### Tracked, not remembered

Every certificate, licence and deadline on one dated register. We book the renewal before it expires. You never chase anything.

### Proof in your portal

Certificates, reports and licences uploaded the day they are issued, with the date of the next one. Nothing sits in a post pile.

### Checked on the way in

We audit gas, electrical, energy, alarms, deposit, licence and HMRC status when we take over, and put anything missing right first.

## Safety certificates

- Gas safety check every year
- Electrical report (EICR) every five years
- Energy certificate (EPC) at the right rating
- Smoke and carbon monoxide alarms tested

## Legal paperwork

- Deposit protected with the Tenancy Deposit Scheme within 30 days, with the required information served
- Right to Rent checks and the How to Rent guide
- Tenancy agreements, renewals, rent reviews and notices prepared and served correctly

## Council licensing

We check whether your property needs a selective, additional or HMO licence, apply for it, and track renewals. The council fee is passed on at cost.

## Your UK address

Without a UK address for service a tenant can legally withhold rent. Caso provides one, scans your post and sends it to you within one working day, and acts on council and HMRC deadlines.

## Repairs, any time zone

Your tenant calls us, not you. Repairs are assessed, priced and arranged with vetted local contractors with nothing added. We work to a guide figure agreed with you, above it you approve the quote, except in an emergency where we act first and tell you the same day.

## Inspections and reports

Inventory, check-in, a mid-term inspection and check-out by an independent local clerk, with photographs, are included. Every report, date and invoice sits in your portal.

**Third party costs at cost.** Certificates, licences and repairs are charged at the contractor's or council's invoice price. Caso adds no mark-up to anything.

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YOUR RENT AND HMRC

# The 20% that goes missing, and how we stop it.

If your usual home is outside the UK, HMRC's Non Resident Landlord scheme applies. Unless HMRC has approved you, whoever collects your rent must hold back 20% and pay it to HMRC every quarter. Most owners only find out when they see a statement.

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## We prepare your NRL1

The NRL1 is the HMRC form that lets your rent be paid to you in full. We complete it with you, submit it, and hold the approval on file. Joint owners each apply, and we handle both.

BEFORE A TENANT MOVES IN, WHERE WE CAN

2

## Until HMRC approves, we do the quarterly returns

If approval is still pending we deduct the tax correctly, pay it to HMRC each quarter, and account for every penny on your statement. You do not chase anything.

INCLUDED IN THE FEE

3

## Rent in full, wherever you bank

Once approved, rent is paid gross within three working days of your tenant paying, to a UK or overseas account, with a statement every month.

UK OR INTERNATIONAL ACCOUNT

4

## Your annual tax summary

Each year you get the statement and certificate your accountant needs for your UK Self Assessment return, including any tax we have paid over on your behalf.

FOR YOUR SELF ASSESSMENT

**Rent guarantee is included.** Non Resident includes a rent guarantee policy through a specialist UK insurer, at no extra cost: unpaid rent and the legal costs of regaining possession are covered once the tenant has passed referencing. Caso is not a tax adviser. We handle the scheme paperwork and recommend a qualified adviser for anything else.

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WHAT IT COSTS AND HOW TO START

# One fee. No set-up charge, no renewal fee, no exit fee.

## Caso Non Resident

**10%** + VAT

Full management, rent guarantee and all the HMRC Non Resident Landlord paperwork. Inventory, inspections and check-out included.

## Also open to you

Caso Complete at 8% + VAT, capped at £150 a month, or Caso Portfolio at 5% + VAT for two or more properties. Rent guarantee and the HMRC paperwork can be added to either.

No minimum term. Either side can end on one month's written notice. Your rent and deposit sit in a ring fenced client account protected by Propertymark Client Money Protection.

### WHAT WE NEED FROM YOU

- [ ] Photo ID and proof you own the property
- [ ] Your overseas address and your UK tax reference if you have one
- [ ] The bank account you want rent paid into, UK or overseas
- [ ] Anything you already hold: tenancy agreement, certificates, keys, current agent's details

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| WHATSAPP | +44 7723 169230 |
| CALL, 24 HOURS | 0333 533 1720 |
| ONLINE | caso.property/overseas-landlords |

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