



**DIVERSE NATION**  
STAY DIVERSE

# DIVERSE NATION

THE LANDLORD'S TRUSTED PARTNER





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# Our story

We believe that everyone benefits from a world that recognises and celebrates human differences to create spaces and experiences that are truly meaningful and accessible to all.

Our mission is to be the world's leading provider of neuroinclusive accommodation that is designed mindfully for everyone.

Our ambitious plans to revolutionise accommodation means that alongside purchasing property, **we're looking to partner with landlords and property owners to lease over several years.**

Perhaps you have a property that isn't making a profit or is causing you hassle, or one you've inherited and not sure where to start, or a second home you are looking to rent while still enjoying it yourself?



With our help and expertise, your property could become a mindfully designed, stunning yet peaceful space that becomes part of our Diverse Nation portfolio.

Diverse Nation offers a hassle-free and hands-free solution by renting your property long-term as a company let. We can ease your stress of being a landlord.

If you're interested in joining our movement or simply learning more, **we'd love to hear from you.**



# Landlord benefits

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## Key benefits for you as a landlord:

- Increased control and access to your property
- Fixed rent and long-term (3+ year) agreements
- De-risk of non-payments of rent or arrears
- No void periods
- No letting agent fees and no fees to us
- Your property thoughtfully enhanced
- Maintained to 'show home' standard with weekly housekeeping visits
- Professionally managed giving you complete peace of mind
- No unchecked maintenance issues that turn into major problems
- Regular communication
- Your opportunity to know you are positively contributing to a very worthwhile cause

Visit our website for a full overview of Diverse Nation and the benefits of partnering with us.

# Our simple 3-step process

Here is how it works for you as a landlord:

## 1 Initial contact and introduction

A conversation to introduce Diverse Nation and to discuss how we can help.

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## 2 Property assessment and proposal

We'll visit your property at a time to suit you. This helps us to get a good understanding of required furniture, unique property features, and any works that would need to be undertaken before the property is occupied. We'll then create a comprehensive proposal of the rental terms for your review.

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## 3 Formalise agreement and logistics

We'll draft and sign a formal agreement once you are happy with the terms. We'll then complete any final admin tasks, organise key handover, and set up payment methods to ensure you are paid on time, every month.

That's it! Sit back, relax, and enjoy a fully hands-free, hassle-free landlord experience!

# Meet the founder



**Debra Presley**  
Chief Executive Officer

Chartered Psychologist and Chartered Scientist - the driving force behind Diverse Nation. **Passionate about returning control and reducing risks to landlords.**

My vision is to be the world leader in neuroinclusive short-term accommodation that is truly welcoming for everyone – to provide sensory-underloaded places that make you feel right at home.

With over 20 years of experience and success in the corporate space at some of the world's largest organisations, I recognise the value of partnerships and working alongside others who align with our company's vision.

We're actively engaging potential partners and investors as we grow Diverse Nation to help deliver innovative neuroinclusive accommodation.

If you're interested in joining our movement or simply learning more, we'd love to hear from you.

Book in a call with me today on  
**01524 233 787**

# Landlords, call us today!



DIVERSE NATION  
STAY DIVERSE



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[www.diversenation.co.uk](http://www.diversenation.co.uk)  
[hello@diversenation.co.uk](mailto:hello@diversenation.co.uk)

Still have questions? See our FAQs below.



# Frequently asked questions

## What is the benefit of renting my property to Diverse Nation?

Renting direct to Diverse Nation offers many benefits, including potentially higher rental income that is paid on time every month, long term lets to reduce void periods, no letting agent fees, property professionally cleaned weekly, light maintenance taken care of, and the property gently updated to be entirely neurodiverse-friendly - making it a hassle-free option for property owners.

## Will renting to Diverse Nation increase my rental income?

Yes, renting to us can often result in higher rental income compared to traditional tenancies.

## When I rent the property to Diverse Nation, who will stay at the property?

We work with organisations to provide their business travellers with a home away from home for long stays in the properties we have rented. Where we have availability in between these stays, we will advertise on the main booking platforms to allow holidaymakers to book the properties.

## Do I need to worry about property maintenance and cleaning?

No, property maintenance and cleaning are handled by us. Our professional team thoroughly cleans the property at least once a week to ensure it is kept in excellent condition and our maintenance team conduct regular inspections of any work to be done that is undertaken immediately. This ensures your property is well-maintained and cleaned regularly, giving you peace of mind.

## Can I still use my property for personal stays?

Yes. We allow property owners to reserve specific dates for personal use. This flexibility allows you to enjoy your property while still benefiting from the rental arrangement and personally enjoying your newly neurodiverse-friendly space.



## **How does Diverse Nation ensure the security of my property and the neighbourhood?**

We have robust guest screening processes in place, including identification verification and background checks, and monitor the properties regularly. This helps maintain security for your property and the surrounding area.

## **Will Diverse Nation handle guest communication and bookings?**

Yes, we take care of guest enquiries, bookings, and check-in/check-out procedures – guests will only ever contact Diverse Nation.

## **What if there are damages caused by guests?**

It is rare for guests to cause damage. However, we have professional indemnity insurance, public liability insurance, and contents insurance coverage. We also hold security deposits to address damages caused by guests. This protects your property from potential losses.

## **Can I terminate the agreement if I'm not satisfied?**

Our agreements have termination clauses that outline the notice period required for ending the contract. This gives you the flexibility to make changes if needed.

## **What about local regulations and restrictions on short-term rentals?**

We are familiar with local regulations and ensure compliance. We'll guide you on any legal requirements to ensure a smooth rental process.

## **Is there support available if I have questions or concerns?**

Yes, we have dedicated support teams to assist property owners with any questions or concerns that arise.

## **Can I adjust rental rates?**

Yes. Most of our agreements allow for rent review periods.

## **How do I know my property is in good hands when I'm not around?**

We take pride in maintaining the properties we manage. With our experience and dedication, you can trust that your property is in capable hands even when you're not present.

### **What if I decide to sell my property in the future?**

Transitioning from renting to selling is usually straightforward. We have experience with such transitions and can help you smoothly navigate the process when the time comes.

### **Will I be responsible for furnishing the property?**

No. We furnish and style the property to ensure it is neuroinclusive. If your property is furnished, we can help to find somewhere to safely and securely store them.

### **Is Diverse Nation regulated and does it have insurance?**

Yes, we are regulated in various ways. Diverse Nation is a member of the Information Commissioner's Office to demonstrate to all our partners and guests that we are aware of our data protection obligations and that we are fully compliant in properly handling your information. We are also members of the Property Redress Scheme that is a legal requirement for all those who operate in the property industry. In the unlikely event you need an independent third party to resolve an issue between yourself and Diverse Nation, you have peace of mind that a complaint can be resolved by the Property Redress Scheme, a party who have experience in dealing with consumer complaints. The founder, Debra Presley, is a Chartered Psychologist and Chartered Scientist and is bound by the British Psychological Society's Code of Conduct to always act in an ethical manner. We are part of the National Residential Landlords Association to ensure we stay up to date on current laws, legislation, and best practice. We have full public liability and professional indemnity insurance and have contents insurance for all of our properties.

Book in your call with me today and we can identify how Diverse Nation can take some of the stress out of being a landlord.

 **Call 01524 233 787 today**