

Overview

01 Level of Service

Our clients can be assured of a premium quality of lettings service which reflects unparalleled expertise and understanding of the Local Property Market

02 Standard of Service

A crucial factor when letting a property is to ensure that their property will be carefully managed with tenants that are professional, financially secure and responsible. Each member of the team is trained in order to maintain the highest standards expected of our clients is achieved.

03 Marketing your Property

To ensure that each property reaches its target audience with maximum visibility, Putterills provides property Internet marketing, combined with social media and direct marketing to potential applicants.

04 Viewings

Depending on your property type we will recommend the best approach i.e. For family homes we recommend you keep your property as a blank canvas for prospective tenants. However for flats that attract millennial generation we would recommend furnishing with modern minimal furniture.

05 Negotiation

At Putterills Lettings we always strive to get you the best price, however there may be other factors worthy of consideration in this decision, such as the references of the tenant and whether they have a reliable income. Once we have fully assessed the situation we will furnish you with the facts so you can make the appropriate choice.

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06 Reference & Checks

It is important to run thorough checks on prospective tenants to ensure that your investment will be secure. This is not limited to credit checks but should include previous landlords reference, eligibility to rent within the UK, identification and money laundering checks.

07 Tenancy Agreement

This document outlines the agreed responsibilities of both parties. It is important that both tenants and landlords take the time to read and understand as legislation is becoming challenging for landlords, so up to date agreements are essential to ensure your tenancy remains complaint.

08 Protection

Ensuring our Landlords are protected is at the heart of our service. Legal & Rent Protection built in to our management package, compulsory property insurance for tenants, 6 week insurance backed deposit protection are all included in our service to help mitigate any issues.

09 Move-In

A check-in report will be completed by a 3rd party company. Utilities read and updated for you, keys issued and appliances explained. Our online maintenance system will be detailed to tenants in the event of any issues.

10 Keeping you updated

In order to keep checks on your property we will visit the property at least a couple of times a year. We will review the rental amount at legally compliant times, and renew the tenancy agreement according to your instructions. We will always be on hand for advice and guidance to maximise your return on the investment that you have entrusted us with.



P U T T E R I L L S

Lettings

Service	Tenant Find 75% First Months	Rent Collection 9% 11% incl VAT	Fully Managed 11% 13% incl VAT	Premier Service 15% 18% incl VAT
Full Property Marketing	✓	✓	✓	✓
Accompanied Viewings	✓	✓	✓	✓
Tenant referencing	✓	✓	✓	✓
Tenancy agreements	✓	✓	✓	✓
Deposit & First month's Rent collection	✓	✓	✓	✓
Deposit placed with DPS protection scheme	✓	✓	✓	✓
Remitting rent to landlord monthly on date received		✓	✓	✓
Inventory Preparation			✓	✓
Contacting Utilities with Meter Readings			✓	✓
Renewal and rent review			✓	✓
Checkout and inv. rebuild			✓	✓
Deposit reconciliation			✓	✓
Property advice			✓	✓
Property inspections			✓	✓
Maintenance and repairs			✓	✓
Legal advice and notices			✓	✓
Guarantee of Legal Expenses				✓
Rental Income Protection				✓
Court Attendance				✓

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