



YOUR PROPERTY
IS IN SAFE HANDS
WHEN YOU LET
THROUGH EDWARDS



WE ARE
DISTINCTLY
DIFFERENT

LETTING WITH US

Your Property Is In Safe Hands When You Let Through Edwards

Our team have over 30 years experience in letting properties in and around Stratford and many of us are landlords ourselves, we are ideally placed to look after your property and help you realise the true value of your investment.

We understand what's most important to you so that you can sit back, relax safe in the knowledge that you and your property are being looked after.

We will

- Maximise your income
- Minimise your void period
- Ensuring the property and the tenancy are compliant with the ever changing legislation
- Thorough referencing of tenants
- Manage check out process
- Handle all maintenance issues quickly & cost effectively

At Edwards we appreciate that there are three parties involved in lettings, our role is to deliver a high level of customer service to both you the landlord and your tenant.

So whether you're an experienced landlord, investor landlord or looking to let your property for the first time, we can make the process as stress-free as possible.

Reasons To Choose Edwards

- Dedicated team under one roof.
- 30 years experience.
- Awarded 'Exceptional' at the Best Estate Agent guide, rating us in the top 5% of all agents in the UK.
- Awarded 'Gold' by The British Property Awards.
- Member of Client Money Protect.
- Member of the Property Ombudsman.
- Day to day management of your property.
- All viewings are accompanied.
- Regular inspection with update report.
- Inventories & references carried out by qualified professionals.
- Deposits lodged with Deposit Protection Service.



LETTINGS OPTIONS EXPLAINED

Full Management

If you don't want the worry of looking after your property whether you live near or far, then this would be our recommended service for you. Under **'Full Management'** our 'under one roof promise' we will take care of everything - allowing you to sit back and relax in the knowledge that your property and tenancy is compliant in the world of every changing, complicated legislation and also that you have a trusted team of contractors who can be called upon to attend your property on the same day.



Rent Collection

If you wish to have a more hands on approach in looking after your property then this is the right service for you. By choosing **'Rent Collection'** we will market your property, find a suitable tenant and complete all of the required paperwork. We will then oversee the ongoing monthly rent collection.



Let Only

Ideal for only the most experienced landlords who are confident that their knowledge of the 170 plus different pieces of legislation is fully up to date and have time and energy to oversee the management of the tenancy, and any deposit disputes - then this is the right service for you. By selecting **'Let Only'** we will market your property, find you a suitable tenant, complete the tenancy agreement and lodge the deposit. It's then over to you.



HAPPY TENANTS = HAPPY LANDLORDS



LETTING GUIDE

Free Market Appraisal

The best place to start the letting process is when we visit you at your property. This meeting is called a 'property valuation' and we use it to assess your requirements, establish who your property is likely to appeal to, agree how much rent we think you should be able to achieve and suggest any recommended improvements to help ensure you maximise the potential of your property.

We base our valuations on our extensive knowledge of the local area as well as actual properties recently let within your area. We also take into account a number of other factors such as market conditions, the location of your property, the size of your accommodation and if furnished, the standard of that furnishing.



Preparing Your Property

Our comprehensive experience enables us to understand the type of tenant that will be suitable for all types of property.

Properties that look good achieve higher rents and let more quickly. So it really is worth taking time to ensure your property is presented to the highest possible standard. As a general guide, the following ideas work well when letting a property:

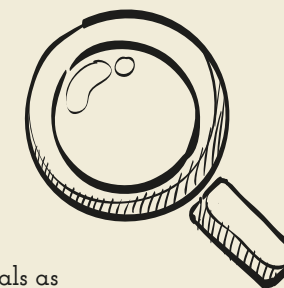
- Ensure that it is in good decorative order and sound structural condition.
- Advise on required legal obligations such as gas safety and electrical checks etc.
- Keep the decorations neutral - the property will look cleaner and is more likely to fit in with your tenants' personal belongings.
- If your property is unfurnished, you will need to supply carpets, curtains, light fittings, cooker and possibly white goods if required.
- Every property is individual, but we have a great deal of lettings experience and are always happy to help you.



Finding The Right Tenant

The key to letting your property quickly is to ensure it gets maximum exposure to the right people. To achieve this, we can use a range of marketing methods, including:

- Our accessible town centre show room.
- We advertise in the social media and other relevant publications.
- Our 'To Let' boards are prominent and distinctive.
- Websites - our properties are on all the major property portals as well as our own high-profile website.
- We have a large client bank of tenants registered with us who are looking to move into rented homes.



Viewings will be accompanied by our fully trained staff who are able to informally interview and discuss procedures with the applicants and take the lettings process forward.

We try to be as flexible as possible by offering peak viewing times such as lunchtimes and weekends.

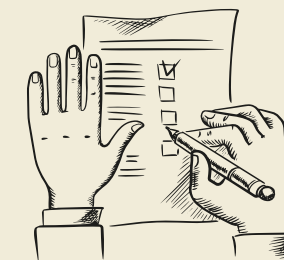
Signing Up Your Tenant

Once we have found a tenant that we feel will be suitable, we will ask for an application form to be completed. We will then inform you of their status and gain your approval.

Next steps will be to take a Holding Deposit and complete all references, we will then inform you of their status and gain your approval.

Referencing is one of the ways of assessing a potential tenant. It's so important that we use an independent agency experienced in this field.

These checks are assessed and communicated to you for approval before the tenancy is agreed..



Managing And Ending The Tenancy

Most properties are let on Assured Shorthold Tenancies for 6 or 12 months. You cannot regain possession of your property before the end of the tenancy unless terms have been breached, or your tenant agrees to that earlier repossession.

Even at the end of the tenancy there are certain regulations you need to follow. For example, you need to give a minimum of two months notice in writing if you want your tenants to vacate the property on the final date of the contract.

We are very proactive in managing all the properties on our books and will write to you and your tenants whenever necessary to ensure you don't miss important dates.

"FOR MANY YEARS I MANAGED MY PROPERTIES PERSONALLY BUT WHEN I MOVED OUT OF THE AREA, I DECIDED TO USE A LETTING AGENT. HAVING USED EDWARDS PREVIOUSLY FOR VARIOUS PROPERTY TRANSACTIONS IT SEEMED LOGICAL TO TRY OUT THEIR RENTAL MANAGEMENT SERVICE. WELL I CAN HONESTLY SAY I HAVE NEVER LOOKED BACK AND MERELY WISHED I HAD MADE THE SWITCH EARLIER. THE SERVICE IS EXCELLENT WITH PROMPT COMMUNICATION AND SWIFT RESOLUTION OF ANY ISSUES. I WOULD HIGHLY RECOMMEND THEIR SERVICE."

Paul D

"WE JUST WANTED TO THANK YOU SO MUCH FOR LETTING OUT OUR PROPERTY IN ALCESTER AGAIN SO QUICKLY AND EFFICIENTLY. IT IS SUCH A RELIEF TO KNOW THAT WE CAN LEAVE IT ALL IN YOUR HANDS TO FIND A SUITABLE TENANT, AND THAT YOU WILL KEEP US INFORMED OF PROGRESS DURING THE RE-LET PROCESS AND ALSO THROUGHOUT THE TENANCY ITSELF. PLUS WE HAVE EXPERIENCED FEWER VOIDS SINCE MOVING THE PROPERTY OVER TO YOURSELF FROM ANOTHER AGENT WHICH IS AN ADDED BONUS. WE HAVE A NUMBER OF MANAGED RENTAL PROPERTIES AROUND THE COUNTRY AND SO WITH CERTAINTY WE CAN SAY THAT YOU OFFER A REALLY PROFESSIONAL SERVICE."

Helen T

Services Included In Our Lettings Options

	Let Only	Rent Collection	Full Management
Free property valuation and consultation to assess your requirements.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Arranging for gas and energy performance certificates.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Marketing the property including web advertising, To Let board and local press.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Accompanied viewings to find the right tenant for your property.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Process tenant applications and references. Update the landlord of progress of the let.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Preparation and signing of legal documents including Tenancy agreement.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Arranging for a professional inventory of the property's fixtures and fittings, including photos of their condition.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Overseeing collection of 1st month's rent and the initial deposit. Providing an accurate statement of account detailing any agreed deductions made.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Informing utility companies and Local Authority of a change of occupier and current meter readings.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Collecting subsequent monthly rent payments.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Processing landlord's monthly payment after arranging to pay any agreed outgoings including service charges & authorised repairs.			<input checked="" type="checkbox"/>
Bi-annual routine inspections providing a regular report as to the condition of the property including gardens.			<input checked="" type="checkbox"/>
Notify, agree and arrange any repairs and maintenance required, using our regular approved contractors.			<input checked="" type="checkbox"/>
Discuss and agree rent reviews, tenancy extensions and tenancy renewals.			<input checked="" type="checkbox"/>
Prepare and serve S21 notices on the tenant to regain possession of the property.			<input checked="" type="checkbox"/>
Final inspections at the end of the tenancy, advising and agreeing any deposit deductions.			<input checked="" type="checkbox"/>

"COULD WE TAKE THIS OPPORTUNITY TO THANK YOU FOR ALL THE WELL ORGANISED AND GOOD HUMOURED ASSISTANCE YOU ALWAYS PROVIDE. WE HAVE NOTHING BUT PRAISE FOR THE WAY YOU HAVE MANAGED OUR LETTING FOR THE LAST 2 YEARS."

Amanda H

"WHAT HAD TAKEN THE PREVIOUS AGENTS TWO MONTHS WITHOUT SUCCESS, YOU ACHIEVED IN UNDER 2 WEEKS."

Andrew W

"EDWARDS IS THE NAME TO GIVE A GOOD NAME TO ESTATE AGENTS."


James F





WE'RE LOCAL PEOPLE
WORKING IN THE PLACE
WE ALL CALL HOME.
WE PASSIONATELY BELIEVE
IN HONEST, EXPERT ADVICE,
THAT ADAPTS TO NAVIGATE
AND SUCCEED IN TODAY'S
MARKET AND IMPROVE
PEOPLE'S LIVES. IT'S WHAT
SETS US APART AND MAKES US

DISTINCTLY
DIFFERENT

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