

# Advantages of using a letting agent!

Are you aware that there's more to being a landlord than collecting the rent?

You need to be on top of the current property legislation, have all your certificates in place and make sure that they are in date, be on call for any problems your tenants encounter, and find new tenants to make sure your property continues to earn you money!

This is all very time consuming and labor intensive so why not enlist **Pollard Estate and Letting Agents** to take care of this for you.

## Services include:

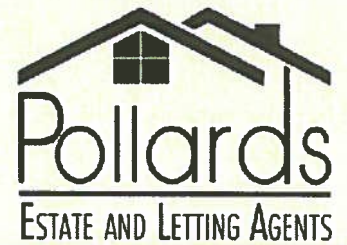
- Preparing the property for rent
- Carry out a full inventory check
- Marketing and advertising
- Carrying out inspections
- Vetting tenants
- Managing finances
- Organising maintenance

## Legal requirements and paperwork are taken care of:

**Pollards Estate and Letting Agents** prepare all the lease documents and go over them with your tenants to avoid problems that sometimes arise when a landlord is unfamiliar with the law. The deposit protection system is now very rigorous and requires evidence to be gathered at every stage which can be very time consuming and records must be kept.

## Vetting for bad tenants:

**Pollards Estate and Letting Agents** have a stringent vetting process involving thorough reference checks.




 Property Rental

 Landlord Property Management

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## **Stress Free maintenance:**

**Pollards Estate and Letting Agents** are in contact with a network of trades including plumbers, electricians, gardeners and handymen these people can be called upon quickly and efficiently to see to any eventuality that may arise.

We provide your tenants with emergency contact numbers so you can be rest assured there will be no panicked middle-of-the-night phone calls regarding maintenance! When you go on holiday you can relax knowing your property and tenants are in safe hands.

## **Rent your property more quickly**

**Pollards Estate and Letting Agents** will turn around your property quickly engaging cleaning and other services when a tenant moves out giving minimum delay getting it back on market. The property will be advertised online and in the monthly property guides going out to major employers, doctors, dentists, schools and colleges.

## **Protection if things go wrong**

**Pollards Estate and Letting Agents** can provide an impartial buffer if things go wrong with a tenancy. If for some reason you need to evict a tenant we can help and provide guidance.

## **Costs:**

At **Pollards Estate and Letting Agents** the services we provide are chargeable but these are all taken into consideration and are incorporated when setting the price of your monthly rent. Therefore why not engage us to carry out this time consuming task for you.

We are currently looking to increase our property portfolio and would be delighted to have your property on our books.

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