

## LANDLORDS FAQ'S

### FREQUENTLY ASKED QUESTIONS ??????

#### WHAT TYPE OF SERVICE ARE YOU LOOKING FOR?

Whether it's full/part management or just finding a tenant, we will quickly advertise your property and complete your advertising, viewings, vetting, all paperwork, tenant check-ins as quickly as possible. We'll also check out your existing tenants and arrange all utility updates. We will also register the bond if selecting a managed package. **NO LET—NO FEE.**

#### ARE THERE ANY UP-FRONT FEES?

**NO UPFRONT FEES WHATSOEVER.** All associated costs of letting (even the cost of relevant certificates) are taken from the first months' rent without any need to pay upfront. Thereafter, we even pay for any work completing before the rent comes in (allowing the rents to cover the cost of any work).

#### HOW MUCH DO YOU FEEL THE SERVICE OF AN AGENT IS WORTH TO YOU?

Not having an agent can be very time consuming. The benefits of saving you precious time and additional stress can usually out-weigh the costs of using an agent. Our rates are very competitive and include a whole host of extras that other agents normally charge you for.

#### ARE YOUR YIELDS HIGH ENOUGH TO WARRANT USING AN AGENT?

If the figures don't add up, come and have a chat with us as we can usually help identify areas where you can save money and see the potential worth of instructing an agent. Rents are increasing locally so good local knowledge helps identify these areas.

#### DOES THE DOWN-TIME LOSS OF INCOME BETWEEN TENANCIES CAUSE PROBLEMS?

The down-time can be so costly with regards to lost income to pay for the mortgage for example. Keeping things ticking over, only to find that all that hard work has been pointless, as the property is empty may stand empty for a couple of months. Advertising should begin before the tenants leave, giving you every chance to find new tenants before your existing tenants leave, thus identifying that all important down-time to be put to good use with any planned maintenance or updates.

#### DO YOU WANT GOOD LOCAL KNOWLEDGE AND STRAIGHT FORWARD ANSWERS?

We know a fair bit about the Castleford & Pontefract area having lived there for over 40 years. With a direct, approach to all your questions, we aim to give you peace of mind and reassurance with any concerns. Local knowledge from local people.

#### DO YOU WANT TO SPEAK TO THE PERSON WHO IS DIRECTLY INVOLVED WITH YOUR PROPERTY AND YOUR TENANTS?

We endeavour to get to know your property inside out to effectively manage it better and provide accurate feedback to any issues that may arise.

#### HOW ARE CONTRACTORS AND COMMISSIONS PAID?

We pay for any work completed by either your own contractors or a nominated local contractor, allowing for this to be taken from the subsequent rents. Monthly commissions are also taken at this point, followed by your monthly e-statements, keeping you up to speed with your finances on a regular basis. They also provide valuable information for your end of year accounts.

#### YOU'RE ALREADY USING AN AGENT OR THE PROPERTY IS CURRENTLY OCCUPIED..... WHY NOT HAVE A 3 MONTHS FREE TRIAL?

No problem. It shows you've thought long and hard about what benefits can be derived by using an agent. We are able to take on the tenancy in most situations, or alternatively once the property is vacant.

#### OUR PROFESSIONAL MEMBERSHIP:

As an approved member of The Property Ombudsman Redress Scheme we are under-pinned with both "public liability" & "professional indemnity" insurance and an agent member of the Residential Landlords Association.

**ALL PROPERTIES WILL UNDER-GO AN INITIAL HEALTH CHECK AND ANY NECESSARY REMEDIAL WORK WILL BE HIGHLIGHTED. RELEVANT CERTIFICATES AND AUTHORITY WILL BE REQUIRED TO LET OUT THE PROPERTY. FURTHER DETAILS WILL BE GIVEN AT OUR EARLIEST CONVENIENCE.**