



Cribs

residential lettings



LANDLORD BROCHURE



www.cribsresidentiallettings.co.uk

Your property is in safe hands with us

A specialist residential letting agent

When it comes to Stratford upon Avon and the beautiful surrounding area, there's no one better to turn to than Cribs Residential Lettings. With over 30 years combined experience in every aspect of the lettings and property management industry, we know what you expect and how to ensure this is delivered.



We make it a point to be involved and stay involved throughout all stages of the lettings process. We'll guide you every step of the way, whether you're a landlord with a property to let, or a new investor looking for honest, valuable information and advice.

Our aim is to simplify the whole process by making use of modern technology which will ensure transparency between all parties, ease of communication, efficiency and hopefully enabling everyone to claw back some valuable time.

Our promise to you

- ✓ Ensure you and your property are always safe and legal compliant
- ✓ Maximise your rental income
- ✓ Minimise your void periods
- ✓ Provide you and your tenants with the best customer service



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Your options

Your guide to letting



Advice

We want to ensure you are making the right decisions at all times. We offer a full FREE no obligation advice service on all aspects of lettings and property management. Please ask us about current and changing market conditions, rental yield information, Buy To Let mortgage information, specialist landlord and tenant insurance policies and providers.



Market appraisal

Book your free no obligation market appraisal with us today. Email or telephone or call in and see us. We will then arrange to come and visit you to take full details of the property, give you all of our vast industry knowledge and advice including how best to present your property and how to maximise rental income before providing you with a full official rental valuation. We can even take digital photographs and video walk-through at this stage if ready. We shall of course follow this up by sending you a full report of our discussions.



Preparing your property

A property that is well presented and well maintained will all help to achieve a higher rental and secure a tenant as quickly as possible. Decoration should be neutral. Those outstanding jobs that need doing should be completed. Gardens should be tidied. If you are leaving your property unfurnished, supply curtains or blinds, carpets, light shades, oven & hob, fridge and additional white goods if required. Garden tools are always welcome along with any guides, appliance manuals and useful information packs.



Legislation

Did you know there are no over 150 pieces of legislation involved with lettings? We make it our job to ensure we know them and more importantly that you and your property comply with them at all times. We will always make sure you are safe and legal and we can arrange any certificates required including gas safety, electrical safety, energy performance, legionella assessments. We always ensure our Tenancy Agreements and accompanying legal notices are fully up to date too.



Finding a tenant

We shall take digital photographs and a full video walk-through of your property, create A4 details, create adverts on property portal websites and social media sites to gain maximum exposure. Your property will be circulated to relocation companies and larger HR departments of local companies. We always keep a database of prospective pre-qualified tenants who have registered with us and we shall keep these informed of any suitable property becoming available. We shall erect our distinctive 'To Let' boards. We shall promote your property in any way we can to find and secure the right tenant for you.

Your options

Your guide to letting

We fully believe in keeping matters as simple and straight forward as possible at all times. The world of residential lettings and property management is already a very complex industry entwined with complicated and ever changing legislations.

This is why we keep our letting options for the services we provide to you very simple:



SILVER - Let only

For the experienced landlord who wishes for full day to day management of the tenancy and is confident in their own knowledge of the industry. This is the right option for you if you have the time to oversee the full management of the tenancy, including attending to maintenance issues, deposit disputes, rental concerns and remaining legal at all times. We shall of course still provide you all of the advice and knowledge we have and market your property effectively to secure you the right tenant who will be fully referenced and ready to move in complete with a full handover package to yourself.



GOLD - Fully managed

This is for the landlord that simply wants to sit back and relax safe in the knowledge that you, your property and your tenant are being very well looked after. We shall ensure you remain legally compliant at all times, we shall take care of the maintenance arising using our database of local reliable contractors who are able to respond to our work requests very quickly. We shall deal with any initial rental payment issues, problem tenants, property inspections, deposit protection and disputes and of course ensure that you are paid by transfer into your chosen bank account without delay.



PLATINUM + - Fully managed & inclusive

This is our complete peace of mind fully inclusive & fully managed option with a few extras on top including:

- ✓ Platinum+ branded marketing for your property
- ✓ Hard copies of all Tenancy documents in presentation folder
- ✓ Digital copies of all Tenancy documents
- ✓ Rental Guarantee & Legal Expenses Insurance Cover Product for 12 months
- ✓ Professional Inventory & Condition Report
- ✓ Legionella Risk Assessment Report
- ✓ Personal WhatsApp communication group with Cribbs.

Included in your chosen option:

SERVICES



Free market appraisal	✓	✓	✓
Full marketing inclusive package	✓	✓	✓
Full free initial advice to lettings	✓	✓	✓
Digital photos and video property walk-through	✓	✓	✓
Fully accompanied viewings	✓	✓	✓
Legal Right to Rent checks	✓	✓	✓
Prepare legal Tenancy Agreement documents	✓	✓	✓
Arrange Gas, Electric, EPC, legionella certificates	✓	✓	✓
Arrangement of Inventory report inc. photos	✓	✓	✓
Collection of 1st months rental and deposit	✓	✓	✓
Deposit Protection Service	✓	✓	✓
Notifying utilities of change of occupier	✓	✓	✓
Digital copies of all tenancy documents	✓	✓	✓
Ongoing monthly rental collection		✓	✓
Monthly rental payment processing		✓	✓
Monthly rental payment statement issued		✓	✓
Periodic Property Inspections inc report		✓	✓
Agree and arrange maintenance and repairs		✓	✓
Arrange rent reviews and tenancy renewals		✓	✓
On-going compliance of Right to Rent in UK		✓	✓
Prepare and serve S21 possession notices		✓	✓
Checkout inspection, agree deposit disputes		✓	✓
Platinum+ branded marketing for your property			✓
Securing deposit with approved scheme			✓
Tenancy documents in presentation folder			✓
Rental Guarantee & Legal Ins. for 12 months			✓
Professional Inventory & Condition Report			✓
Legionella Risk Assessment Report			✓
Personal WhatsApp communication group			✓

Buy to let and our property sourcing service



Buy to let advice

We always offer FREE buy to let advice to all landlords and investors and it doesn't matter if you are an experienced landlord looking to increase your portfolio, or just starting out on your voyage of property investment.

We can advise you on every aspect of becoming a landlord and purchasing a property to let.

If you are new to this then you are no doubt going to have many questions, thoughts and ideas running through your head. We are here and we want to help. Our extensive knowledge, advice and guidance on all aspects of property letting and management is available to you with absolutely no commitment on your part to use our ongoing services.

Of course we hope that in talking to us, you will find that our vast knowledge of the industry together with our enthusiastic and friendly approach too much to resist and will want to continue your investment journey with us!

Pop in and see us, email us, call us - we would love to hear from you.



Property sourcing service for landlord investors

Register your email with us today and join our property sourcing service. Its completely free of charge.

We always keep an eye on the open sales market searching for that next great Buy to Let investment deal. When we do find one, anyone registered with us will receive an email or video link with our recommendations and the general sales information together with our thoughts on the rental value, yield return, positive aspects and any considerations.

This is proving to be a very popular service so email us today and ask to get registered.

**We are proud to be a member of UKALA
(UK Association of Letting Agents)**

**Within this association CMP (Client Money Protect) is provided together
with an independent redress scheme**

We are also members of the DPS (Deposit Protection Scheme)



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