

**Services
provided by**



**The lettings agency
with a **fresh** approach**

Free Marketing is the highly visible element to successfully letting your property. We pride our selves in providing the most up-to date marketing including:

- **FREE** newspaper advertising.
- **FREE** advertising on the most used website RIGHTMOVE.
- **FREE** advertising on the **4you Lettings** Web site updated daily.
- Our **FREE** Website maintains a large directory of registered tenants seeking good quality secure properties.
- A **FREE** Tenant handbook will be supplied to your tenants covering the essential elements required to cultivate a successful Tenant/Landlord relationship.
- A **FREE** market appraisal will be provided to assess the true realisation of your property in relation to rent and property condition.
- Optional comprehensive condition and inventory report of your property. Please ask to a sample and we are sure you will find this is the most comprehensive report available from any Letting Agent.
- **FREE** video DVD recording of your property on the day the tenant takes possession on our Gold service. - Highly recommended.

4you Lettings Bronze Service

- The **4you Lettings** Bronze service is a simple but effective service for the Landlord seeking credible tenants, but wishing to manage those tenants and their property themselves.
- Once your property is up loaded to the **4you Lettings** website our technology informs all potential tenants that your property is available. This is achieved via e-mailing and texting all prospective tenants registered with us looking for property like yours.
- Our professional sales team are on hand to actively market your property through our modern state of the art sales network. We are committed to achieving the best possible results and ensuring your property is let quickly. We aim to remove all the jargon and hassle associated with letting property. We do this through our commitment to Plain English speaking.
- We at **4you Lettings** offer the most accurate vetting procedures to ensure only the most suitable tenants are found for your property. All prospective tenants will also be required to provide 2 separate pieces of identification of which one must be picture identification.
- **4you** vetting includes an accurate review of the prospective tenant's credit history including confirmation of bank accounts, checking references with employers and obtaining satisfactory previous landlords references where applicable, and we seek to ensure the applicant is or has been residing at the address provided. In essence we endeavour to fully verify everything we are told by the applicant to achieve a satisfactory letting.

Our fee for the Bronze service equates to one months rental plus VAT. Deposits will be lodged free of charge with a government recognised Tenancy Deposit Scheme.

4you Lettings Silver Service

The **4you Lettings** Silver Service is designed for the landlord seeking to reduce the risk associated with finding suitable tenants, collecting the monthly income and reducing the risk of non payment of the monthly income. This service also provides a thorough management service looking after your most valuable investment.

- Carry out free market rental appraisal.
- Carry out a pre-let property inspection if required.
- Carry out an accurate review of the prospective tenant's credit history including confirmation of bank account details, employer's references and previous landlord's references where possible. Any prospective tenant must provide two forms of identification inclusive of picture identification. We also seek to ensure the applicant has or is residing at the address provided.
- We will visit your property after the first month and then every three months ensuring your property is being maintained in accordance with the Tenancy Agreement.
- Provide a free **4you Lettings** Tenant hand book covering all the essential elements connected to achieving a successful Managing Agent/Tenant relationship.
- We will give you guidance that you as a Landlord are meeting your obligations in relation to Gas and Electrical certification to comply with all current legislation.
- Provide free advice and help on general landlords legal obligations.
- Registering your tenants deposit free, with an approved Government Tenancy Deposit scheme.
- Administer all maintenance and repairs up to £100.00 without the requirement to involve the landlord.
- Carry out tenancy "check outs" including checking the property inventory and condition including dilapidations when required. Checking the property is left as it was let to the tenant and recording all meter readings.

Our fee for this service are 50% of the first months rent plus VAT and 10% of the monthly income Plus VAT.

4you Lettings Gold Service

The **4you Lettings** Gold Service provides for the Landlord wanting to leave all responsibilities associated with property management with a truly professional company. This service also provides extra security of rent protection and guaranteed Rent payment through our **4you** Guaranteed payment.

In essence the **4you Lettings** Gold incorporates all the services provided in the **4you Lettings** Silver Service with the addition of the following points.

- Full **FREE** access to our unique **4you Lettings** Interactive accountability service. This service enables you to view each property file you hold allowing you to review the current up to date status of your property. Provides a Twenty Four hour detailed account in relation to the status of your property. You no longer need to waste valuable time chasing up the status of your property.
- We shall visit your property within the first month and then every three months throughout the tenancy.

- “**4you** Guaranteed” rent payment guaranteed the day its due. We will pay your rent even when the tenant does not until vacant possession is achieved. (Terms and conditions apply)
- Free DVD recording the status of your property prior to the tenant moving in.
- Carry out a Free accurate and detailed **4you Lettings** Inventory. This report can and will help minimize disputes at the beginning and end of the tenancy
- As a Gold member at **4you Lettings** you are automatically upgraded to our free “Law Club Member” in association with Anderson & Partners specialists in acting for Landlords only. (Ask at your local office for further details).

Our fees for this very special service are 75% of the first months rent and 13% of the total monthly income.

Other Services

4you Rent Protection can be provided to protect against any unpaid monthly rental including various levels of legal fees cover. (Ask at your local office for full details on the various simple schemes on offer, or email us on info@4youlettings.co.uk)

4you Buildings & Contents cover is also available providing excellent cover at very competitive prices. Please ask at your local office for further details or email us on info@4youlettings.co.uk

An accurate and professional **4you** Inventory can and will help minimize disputes at the beginning and end of the tenancy. We detail all items in your property as fully and as clearly as possible providing you with a documented record. This report if necessary includes photographic records.

Our fees for this service are from £50.00 dependant on the size of your property. Please ask at your local branch for further details.

An accurate and professional condition report of your property is essential in maintaining the highest standards whilst securing a healthy investment. Our **4You** Condition Report clearly details the internal and external state of your property. (External houses only). This report covers areas such as Kitchens, Bathrooms, Tiles, Sanitary, Walls, Doors, Woodwork, Windows, Paintwork, Floor Coverings, etc. This report if necessary includes photographic records.

Our fees for this service are from £40.00 dependant on the size of your property.

Carry out a DVD recording of your property as the tenant takes possession. This is a very useful method to record the state of your investment with the tenant present. Our fee for this extra security service is £50.00 plus VAT.

The latest government conditions regarding the protection of tenant’s deposits make serious consideration of the services listed above necessary for all Landlords. It costs the tenant nothing to dispute any Landlords claim for retaining all or some of the deposit. The condition report whilst possibly seen as an unnecessary expense will in the long run save you money and once an initial report is done, subsequent reports for replacement tenants are HALF PRICE.

Cost of Services

- Professional Property Inventory AND Professional and Accurate Condition Report from (Dependant on size of property) **£50.00**
- Professional Property Inventory from (Dependant on size of property) **£25.00**
- Professional and Accurate Condition Report (Dependant on size of property) **£40.00**
- Property Cleaning from (Dependant on size of property) **£50.00**
- Rent Protection Insurance from (Subject to inspection and quotation) **£00.00**
- Rent Protection and legal Fees Cover from (Subject to inspection and quotation) **£00.00**
- Corgi Gas Certification **£85.00**
- NICE Electrical Certification **£85.00**
- **4you Lettings** Interactive Accountability Service (For the term of your tenancy per property) **£25.00**
- Renewing and processing new tenancy document after the initial six months (if required) **£100.00**

For further details on any of the above mentioned services please ask at your local branch for details.

4you Portfolio

Designed for the Landlord with Multiple Properties:

As part of the **4you Lettings** service we have developed this special package for Landlords with multiple property portfolio's. At **4you Lettings** we understand Landlords of multiple properties often have different needs from other investors so we have designed this service to add value to what you already do. Some of the services offered within this package are:

- **FREE** analysis of insurance cover both buildings and contents.
- **FREE MEMBERSHIP** as a “Law Club Member” providing a legal helpline and advice on all legal matters relating to Buy To Let.

This is very beneficial in today’s environment of constant legal changes and a society that has become increasingly litigious. As a “Law Club Member” you will be given direct access to our specialist team at Anderson Partnership who only act for Landlords like you.

- **FREE** annual rental evaluation ensuring your property is maximising its true rental potential.
- **DISCOUNTED** management fees.
- **PROACTIVE** rental collection.
- **PROTECTION** by ensuring compliance with all current legislation in relation to Gas, Electrics, Fire and Furnishings.
- **RENT GUARANTEE** schemes.
- **HMO Legislation Compliance.**
- **CREDIT CHECKING** We offer the most accurate and in-depth methods for referencing and credit checking all prospective tenants. In doing so you as a portfolio landlord minimize the risk of bad tenants.

To discuss our Portfolio Management package in more detail, contact us for a free initial needs analysis so we can help you add value to your key areas.



The lettings agency with a **fresh** approach



4you Lettings Limited
201 Eccles Old Road, Salford, Manchester, M6 8HA. Tel: 0161 707 4745. Fax: 0161 707 8813.
Email: info@4youlettings.co.uk www.4youlettings.co.uk