

LANDLORDS GUIDE TO LETTING

Our advice to anyone thinking of letting a property - even if you are thinking of doing it yourself - is to at least discuss the situation with a lettings agent first.

At Avani we work with landlords who have just one property and landlords with over 30, we let single rooms to professionals, five bedroomed detached houses to large families and everything in between.

Our expert lettings consultants build strong relationships with each client, to fully understand their requirements so that they can provide an individually tailored service.

The four main services we offer are:

- Tenant Find
- Let and Rent Collection
- Management
- Full Management.

If you let your property through us, we will ensure that, as the landlord, you are protected from any issues raised by the various Housing, Landlord and Tenant Acts, as well as the many safety regulations.

We pride ourselves on always acting in the best interests of our landlords, underpinned with both 'public liability' and 'professional indemnity insurance' and we are members of the Property Ombudsman Redress Scheme. We monitor our safety contractors to ensure they all have the relevant professional qualifications and memberships at all times.

Tenant Find Service

Once a landlord has formally appointed us to let a property, we will take care of everything to ensure the property is let quickly and with the minimum of fuss.

Marketing

In addition to placing a 'To Let' board at the property, we will guarantee the maximum number of people possible see your property.

We will circulate details - including photos - to our many registered tenants; advertise it on the main property websites – Rightmove, Zoopla and PrimeLocation.

Viewings

We will accompany prospective tenants on viewings and interview them to obtain credit references and guarantees where appropriate, then we will advise you of any applications immediately.

Tenancy Agreement

Preparing the documentation required by the current legislation and collecting the deposit and 6 weeks rent is all part of the service.

After that it is over to you for the on-going management of the let.

Let and Rent Collection Service (includes all of the above and)

This option will work best for landlords who want to handle the day-to-day management of their property themselves, but want an agent to handle rent collection and negotiations in addition to the Tenant Find Service.

Collecting Rent

This is one less thing to worry about. We will collect rent on your behalf and pay it over to you by BACS transfer less our fees.

Rent Management

To make your life easier, we will monitor payments, issue statements and inform you if your tenants fall behind. Plus we will hold your tenant's security deposit in a government approved scheme and arrange an inspection at the end of a tenancy, if we prepared the original inventory.

Management Service (includes all of the above and)

We can take complete control of your rental from start to finish, to ensure it is totally hassle free for you.

Managing the Deposit

By law the tenant's deposit is required to be held within a government approved scheme and at Avani we use the Tenant Deposit Scheme. If there is a dispute at the end of the tenancy this offers a quicker way of resolving it, without the need for court action.

Once Occupied

We will regularly visit the property and provide you with updates. When minor repairs are required we will arrange for these to be carried out on your behalf. For major repairs we will consult with you.

Termination

We will contact you in ample time before the end of the tenancy to discuss your future plans. If the tenant is moving out, we will arrange a full inspection and inventory check and agree any dilapidations (above fair wear and tear) with the tenant before releasing their deposit upon your approval. If you are a first time landlord or one with many years' experience, our Full Management Service will offer total peace of mind.

Full Management Service (includes all of the above and)

Legal Expenses and Rent Guarantee (subject to contract) - Comprehensive Legal Expenses covers the landlord's costs for disputes between themselves and their tenant(s), with rent guarantee insurance up to the length of the contract, a maximum of £2,500 per month.