

LiSCO
PROPERTY EXPERTS

MARKETING | MANAGEMENT | GUIDANCE

LANDLORDS INFORMATION

Welcome to our landlords guide and introduction to our services,

New Letting

Do you have a vacant, or soon to be vacant, property? House and flats are needed for carefully selected tenants. We only put in a tenant that we would be happy to live in one of our own houses.

Management Services

Are you tired of dealing with your tenants? Vastly experienced landlord owned and operated with over twenty years' experience of dealing with all sorts of tenancy issues. All our systems are structured to ensure a comfortable home for the tenants with minimum worry for the landlord. We welcome the opportunity to take over the management of your existing tenants

Compliance arranged

Feeling overwhelmed by the myriad of certificates needed? Keeping track of all the dates you need to check things causing worry? Let us double check you're all OK, everything is up to date, the tenant safe and the property compliant.

Sales

Here to support you every step of the way you will receive a marketing plan which works for you, your property and your timescales and will work closely with you to get everything in order, to put yourself in the best possible position to move forward quickly and confidently.

Whether you are selling a family home, vacant property or a tenanted investment you are assured the best possible advice and commitment to selling in order to achieve a successful sale. If you are looking to sell please request our sellers information guidefor full details of how we can get your property sold along with our fair fixed fee structure.

Details of Our Rental Services

There are many benefits to using Lisco Property Limited and we have outlined some below. Please read through this information pack as it provides information about the services we offer and the requirements for renting your property.

Finding High Quality Tenants	Our extensive database of tenants and our far reaching advertising ensures your property is marketed to as wide a range of tenants as possible ensuring you a fast let to quality tenants. By extending our opening hours and making we available to the professional working tenant. We can help YOU find better quality tenants that simply would not be able to view your property with other agents.
Dedicated Management Team	You get direct contact with senior management and experienced property managers. We have dealt with every kind of situation before and thus know how to affect a quick and cost effective repair quickly and to your satisfaction. Each landlord will have a dedicated account manager, they will get to know you and your property and will be responsible for keeping you informed and deal with every issue that you have.
Quick Payments Turnaround	Our computerized account system means that you get quick payments direct to your bank account. Thereafter you will be paid monthly as soon as the rent is received. We offer client money protection, all rents are paid into a separate client account ensuring your money is protected at all times.
Competitive Fees with NO hidden charges	Competitive fees with No hidden charges. We only charge the monthly percentage and a set up fee. You receive - FREE Renewals after the initial term FREE Advertising FREE Inventories FREE Check outs

Strict Tenant Checks	All tenants are fully referenced including **Credit Score** - we check their credit file to ensure that they have a good credit rating and no missed payments. **Works Referencing** - This ensures that they have a full time job and a reliable income; this is verified by writing to their employer and also by seeing their previous wage slips. **Landlord Reference** - Checking to ensure that they pay on time and have conducted their tenancy in a satisfactory manner.
Fastrack Tenant Finding Service	Instruct us and your property is cross referenced with our client database the same day, we telephone all the people who are registered that may be interested in your property to see if they are interested in viewing.
Fully Regulated and Insured	We are proud to be members of the Safe Agent Scheme. This is an accreditation scheme for lettings and management agents offering peace of mind to landlords and tenants in knowing that they are dealing with a firm which agrees to meet defined standards of customer service. Together with having in place the necessary insurances to protect clients' money plus a customer complaints procedure offering independent redress. We are also members of The Property Ombudsman Service and The Tenancy Deposit Scheme.

Guaranteed Rental Payment Service

Landlords continue to inform us rent arrears is their greatest worry, followed closely by the potential costs of the eviction process. With the guaranteed rental payment service from Lisco Property we can remove both of these worries and provide you with complete peace of mind.

In conjunction with our

- Guaranteed Rental Income
- Legal Expenses cover
- Rent paid until vacant possession gained

We know that as a landlord, there is always the worry of rent collection and late rent payment from your tenants. We have removed this risk with a service specially designed to safeguard your income. As our customer, your rent will be paid. If not by the tenants by the insurance company.

Additionally if action needs to be taken to remove a non paying tenant the insurance will cover that too and you get the rent paid until vacant possession is gained.

Full Property Management Service

Our ever popular service takes care of all of the day to day running of your property and covers the following

- Provide a rental valuation and any other advice which you may require about letting
- Locating suitable tenants by advertising and conducting viewings.
- Referencing and background checks
- Preparing the tenancy agreement
- Collecting and holding as stakeholders a deposit (bond) from the tenant.
- Preparing an inventory/schedule of condition and checking the tenant in to the property
- The transfer of gas, electricity, water and council tax accounts into the tenant's name.
- Receiving rental payments and payment by bank transfer to you.
- Inspecting the property periodically, and reporting any problems.
- Arranging any necessary repairs or maintenance with your consent.
- Renewing the tenancy agreement or checking the tenants out.
- Re-letting and continuing the process with the minimum of vacant periods to ensure that you receive the optimum return from your property.

Summary of Fees

We are only paid when we successfully find you a tenant that you are happy with and they have moved in. The fees can be deducted from the rent paid by the tenants and we will then transfer the balance to you.

Full Management Service

12% inclusive of vat per month and a setup fee from the first month of 60% inclusive of vat

Please note that for VAT this is charged at 10% + vat of the monthly rental payments.
The first month there is a setup fee of 50% + vat.

Guaranteed Rental Payment Service

For rents of £1000 and under per month is £191.11 per year inc IPT
For rents of £2500 and under per month is £218.49 per year inc IPT

There are no other charges and our services are all No let, No fee! Please call to book your FREE rental valuation now for all the help and advice you need in order to get your property rented.

Next Steps

Our target is to help you



To take the next step please contact us and let us help, we welcome any questions, or if you are curious about the rent that you can achieve for the property we can visit the property to evaluate the correct rental amount and discuss a marketing plan.

Tel 02475 120220

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www.lisco.co.uk

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