

LOOKING TO BECOME A LANDLORD?

Letting a residential property can provide attractive returns and at Robert Parish Ltd we are on hand to offer you advice and provide a service to make your investment a success. We pride ourselves in tailoring our packages to be personal, professional and reliable.

Whether you are first time landlord or have one or more rental properties, we are here to ensure that your property gets a respectable tenant.

The two options available to our landlords are as follows;

FULL PROPERTY MANAGEMENT SERVICE

Whether you're a full-time or part-time landlord, if you want less stress but more to invest, our full property management service is the ideal option for you. At Robert Parish Ltd our service includes everything from a free valuation, to find out what you could receive as a landlord for your property, to property maintenance and repairs completed by our highly skilled and qualified tradesmen. If this sounds like the option for you, then please read what our full management service includes below:

The full management service includes:

- A free valuation so you can find out how much you will receive in rental income.
- Promotion of your property on the UK's two leading property portals; Rightmove.com and OnTheMarket.co.uk.
- Property particulars provided to potential tenants will be designed to make the most of your property's best features.
- Viewings of the property can be carried out by Robert Parish Ltd, should you require us to do so.
- Fully Comprehensive credit checks for tenants are completed through a reputable referencing agency, in order to minimise any risks.
- A full property 'Inventory and Condition Report' of your property will be completed.
- Tenancy Agreements are prepared according to the tenancy term.
- Regular property inspections are carried out on a quarterly basis, to ascertain the general condition of the property. We then report back with our findings.

- Property maintenance and repairs can be completed by our highly skilled and qualified tradesmen, or if preferred, can be completed by your own tradesmen. We will arrange and oversee all maintenance work that may be required at your property. First and foremost, we obtain free estimates for any work required from our team of highly skilled tradesmen. Once the estimate has been authorised by yourself, the work will be completed to high standards and in a timely manner. All works are undertaken promptly, and with as little disruption to your tenant as possible.
- Tenancy deposit are held in a reputable deposit scheme. At the end of the tenancy, we handle the client's deposit return following a complete satisfactory inspection of the property.
- Tenancy Renewals are carried out in a timely manner. Our team will liaise with you and your tenant prior to the end of the tenancy term, so that we can reduce the possibility of your property being un-occupied for any period of time.
- Client Accounting statements are produced on a monthly basis. Annual statements are produced upon request.
- We can put you in touch with a reputable Mortgage Broker if you required information on Buy-to-Let Mortgages, and we have excellent solicitors on board, that can be of assistance during the purchasing process.
- We are regulated and are members of the Association of Residential Lettings Agent (ARLA).

TENANT FIND AND VET SERVICE

For landlords that require a less hands-on approach, this service means that we will help you find a suitable tenant but that you be responsible for managing the property yourself. Please read below for more information on what our tenant find and vet service includes:

- A free valuation service so you can find out how much rental income you will receive.

- Promotion of your property on the UK's two leading property portals; Rightmove.com and OnTheMarket.co.uk. We will also contact all suitable clients that we currently have listed on our mailing list.
- Property particulars provided to potential tenants will be designed to make the most of your property's best features.
- Viewings of the property can be carried out by Robert Parish Ltd, should you wish us to do so.
- Fully comprehensive credit checks for tenants are completed through a reputable reference agency, in order to minimise any risks when it comes to all rental payments.
- Tenancy negotiations can be carried out on your behalf.
- Tenancy Agreements are prepared according to the tenancy term.
- Payment of first month's rent and the deposit will be transferred to you.