

Information for landlords

At Tonks & Firkin Residential Lettings you will find a family run business which offers a quality service at a very competitive price.

We cover Worcestershire and South West Birmingham, including Alvechurch, Astwood Bank, Barnt Green, Bromsgrove, Catshill, Cofton Hackett, Droitwich Spa, Hanbury, Hollywood, Longbridge, Lydiate Ash, Northfield, Norton, Malvern, Redditch, Rubery, Studley, Worcester and Wythall.

For Landlords looking to let their properties we will:

- Provide you with access to our expert knowledge of local demand and market conditions.
- Ensure comprehensive marketing of your property through local press, internet and our extensive database of potential tenants.
- Market your property details with photographs on our website, Right Move and Property Finder within 24 hours.
- Provide you with a realistic suggested rental income for your property.
- Provide clear agency terms of business.

We offer two levels of service with competitive fees, whether you are a private home owner, an investment landlord or a corporate property company. Let Only

- Advice and consultation
- Marketing your property
- Provide advice on all safety requirements
- Accompanied tenant viewings
- Referencing and credit checking tenants using LetsXL
- Compiling legal agreements
- Taking the first rental payment plus deposit (all AST deposits will be covered by Tenancy Deposit Scheme, managed by the Deposit Protection Scheme)
- Handling the distribution of keys
- Initial liason between you and your tenant
- Providing a statement of your account Fully Managed

All of the above plus:

- Inventory compilation and other administration
- Checking in tenant at start of tenancy
- Contacting Utility Companies
- Inspecting the property every 3 months
- Managing repair work and maintenance
- Liasing with the tenant on the landlord's behalf
- Provide access to contractor networks
- Collection of rent from the tenants
- Passing the rent to the landlord's account and providing monthly statements
- We will undertake the checkout of tenants, including a review of the inventory, collection of keys, provision of a status report and assisting where disputes may arise
- No renewal fees for renewal of existing tenancy

Contact us on 01905 798289 or 07809 702672 to arrange a no obligation market appraisal. or e-mail Lettings@tonksfirkin.co.uk Remember, NO LET THEN NO FEE!!