

2019

Landlord

Prospectus

T|P|S

The Property Studio



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Contact Us

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 @thepropertystudio

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53 Church Hill Road
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Letting Your Property

Letting a property is no easy task, the journey is full of potential pitfalls for the inexperienced landlords. We'll take away the stress and risk of renting your property making it a quick and easy process from start to finish. Here's an overview of how we do it...

1. Valuation

One of our experienced consultants will attend your property for a visual inspection providing you with comparable evidence of similar properties we have, reports of the local market and provide you with a realistic expectation of your rental return.



2. Compliance

The letting industry is ever evolving with new legislation. We make sure that from day one you are protected. As a landlord, you will need to be able to provide evidence of proof of ownership, proof of address and valid photo ID before marketing your property. Your property will also need to meet certain criteria to be let out, therefore, we will provide you with a full property MOT.

This will include:

- Gas service/record issued
- Electrical inspection/certificate issued
- Legionnaires assessment
- Energy Performance Certificate



3. Photography

We take pride in the properties we market therefore will take the necessary steps to ensure your investment looks its best with complimentary photos. It is no secret that the laws of attraction apply to the property market so the better presented the property, the more likely we are to secure a tenant quickly.



4. Marketing

We market all our properties on every major letting portal including Rightmove and On The Market as well as local social media campaigns. As an additional extra at local sponsorship events we attend, we display several available properties.



5. Viewings

We take care of all viewings on your behalf with fully vetted tenants. Tenants can book viewings direct from any of our social media pages and our website.

6. Offer

As our client, we will never accept an offer without your full agreement. You will be contacted with all the details of the offer and tenant for you to make an educated decision.

7. References

Our reference process has been tried and tested over twenty years and we pride ourselves on finding the best tenants. We will check previous landlord references, annual income, employment reference, credit check and right to rent check.



8. Move In

Before a tenant moves in a professional inventory will be carried out. This is a full detailed conditional report on the standard of the property usually taking place the day before a tenancy commences. Meter readings and final move monies are also collected prior to the signing of the Tenancy Agreement.

Our Accreditations

Please see below a list of all TPS membership accreditations



Tenancy Deposit Scheme (TDS)

We are members of the Tenancy Deposit Scheme (TDS)
www.tenancydepositscheme.com



NAEA Propertymark (NAEA)

We are members of the National Association of Estate Agents (NAEA Propertymark)
www.naea.co.uk



The Property Ombudsman (TPO)

We are members of the Property Ombudsman scheme, an independent property redress scheme.
www.tpos.co.uk



Client Money Protection (CMP)

CMP is a distinct insurance that protects the money of landlords and tenants.
www.cmprotect.co.uk

Come in to find out how we can **help** you

Please visit our website for further information

www.thepropertystudio.co.uk

hello@thepropertystudio.co.uk



@thepropertystudio



@thepropertystudio

Over 70 years of combined property maintenance experience

As one of our valued clients, you will have over 70 years of property maintenance experience at your disposal. We will make sure your investment is safe & secure and address any maintenance issues as if it were our own property.

At The Property Studio we have really focussed on investing our experience into the property management side of the business. Our research has shown that the best way for us to look after your property, as if it were our own, is to centralise our dedicated specialist

property and investment managers. TPS centralised service ensures that: We can handle everything from the time your tenant is found through to when the property is handed back to you. We are contactable 6 days a week and can ensure that you will

be given consistent quality service by our experienced team of employees offering over 70 years of maintenance experience. We will look after your home or investment as if it were our own. Feel free to pop in and meet our maintenance team any time.

Protect Your Rent

For as little as 30p per day, you can protect your monthly rental income and cover yourself for up to £100,000 of legal costs. Terms & Conditions apply.

Complete peace of mind with TPS Rent Protection

Legal Expenses Cover

Covers legal expenses and loss of rent up to £25,000.

Rent Protection

Cover for lost rent if the tenant defaults, up to £3,000 per month

Length of Warranties

Available for 6 or 12 month periods (depending on the length of the tenancy).

Nil Excess

No excess to pay.*

This is just a sneak peak; for complete information about the policy, head over to www.thepropertystudio.co.uk

Questions?
Get in touch, we're a friendly bunch!

Address: 53 Church Hill Road, East Barnet, Herts EN4 8SY

Professional Inventory & Mid-Term Inspections

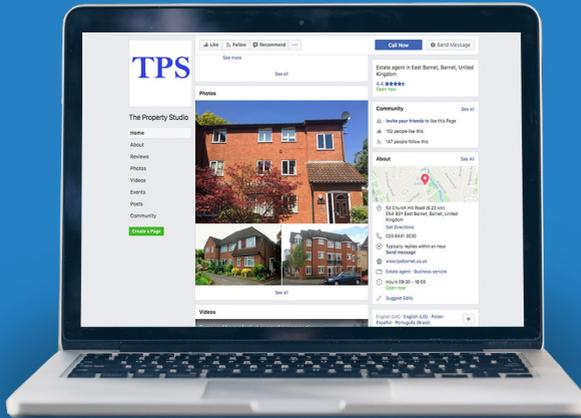
The Property Studio can offer a professional inventory of your property in order to secure your investment from damage during the tenancy. As part of our fully managed service, you will also receive an inspection report after month 1 and quarterly thereafter. A professional inventory is an upfront charge, however check out report is the tenants responsibility. Prices vary depending on size.

Since the introduction of tenancy deposit protection legislation in April 2007, the provision of inventories within the letting industry is no longer a cottage industry. Before the legislation was introduced it was common for landlords to believe that a security deposit would not be returned to the tenant. The legislation not only stopped this misconception, it also put the spotlight on the inventory. Whilst inventories along with check-in and check-outs are not mandatory it is very foolish to even consider renting a property without one. The inventory needs to be a detailed and accurate record of not only

the contents of the property, but also the condition of fixtures and fittings. A landlord may think that the inventory is a waste of money, however in the long run this document could save the landlord a lot of time and aggravation. If there are deductions to be made from the deposit, having a well-executed inventory assists with disputes and even situations that end up in court. TPS employs the services of an independent inventory company whose responsibility is to ensure that the inventory is a benchmark for both landlord and tenant. Outsourcing means that there is no biased point of view, all elements relating

to visual risk-assessment are dealt with and the report produced is as comprehensive and thorough as possible.

This benefits the landlord who will be able to rely on information that has been produced by using a software platform by a company who invests in training and development. TPS knows that in using an external inventory company, landlords will be provided with peace of mind and the comfort of knowing that they can rely on the content of the inventory to protect their interests.



Follow us on social media

Why use our social media?

- Latest property adverts
- Early access viewings
- Report maintenance issues
- Local events & competitions
- Latest industry news
- Stay up to date with new legislation



**Do you have a
property to let?**

Get in contact



@thepropertystudio



@thepropertystudio

Service Check List

Service Feature	Let Only	Fully Managed
Free valuation and suggest possible improvements to maximize income	✓	✓
Compliance MOT-Gas electrical, EPC & legionnaires certificates to be issued if requested	✓	✓
Professional exterior & interior photos	✓	✓
Upload onto all major portals (Rightmove & On The Market)	✓	✓
Social media advertising campaigns	✓	✓
Accompanied viewings	✓	✓
Full tenant referencing including detailed credit check	✓	✓
Undertake all issues of compliance	✓	✓
Rent protection quote	✓	✓
Prepare legally binding tenancy agreement	✓	✓
Arrange professional inventory	✓	✓
Collect security deposit	✓	✓
Collect rent on monthly basis, held in a bonded client account		✓
Chase late rents with early alerts to the landlord		✓
Provide detailed monthly statements		✓
Transfer rent BACS payment less agreed fees and expenses		✓
Deal with all issues of repair, maintenance and remedial work		✓
Manage all emergency work		✓
Regular property visits		✓
Check out inspection and manage any dilapidation issues which arise		✓
Represent landlords in any deposit dispute		✓
Serve notice to regain a property		✓
Notify utility companies and council tax departments		✓

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