

Wellingtons

.....
Achieving a successful let
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Welcome.

This is an exciting time for the lettings market.

More tenants are renting for longer and landlords are benefiting from growing demand for quality accommodation. Using a professional lettings agent with a proven track record is essential for making the most of this boom.

From private landlords to international investors, we aim to exceed the expectations of every one of our clients by taking a proactive approach.

Our experts can deal with every aspect of renting, including legal and practical issues, leaving landlords free to decide on their own desired level of involvement.

For each landlord, the definition of a successful let may be different. For some, it will be a reliable source of income, while for others it will be tenants that treat the property as if it were their own.

Whatever your aims, in this e-book we reveal how we can help you achieve a successful let.

Providing a truly bespoke service.

Professional guidance from people you trust is key to enjoying a successful relationship with your lettings agent. We offer an unrivalled service, which is dedicated to helping our clients by understanding their individual requirements. These can range from finding and vetting a suitable tenant to taking care of the full rental process, including the on-going day-to-day management of the property.

Our services include:

- Creating an effective marketing strategy
- Selecting and vetting the best-quality tenants
- Preparing legal paperwork such as tenancy agreements, right to rent checks and legal notices
- Managing the property
- Taking care of the eventual re-let or re-sale
- Offering honest and straight forward advice



★★★★★ 4.9 / 5



★★★★★ 5 / 5



99% of clients recommend us!



Offering the best advice.

We know that each landlord's circumstances are unique and your needs can change. We take time to understand your aims and offer valuable, considered advice throughout the life cycle of the let. We believe in creating lasting working relationships and are hugely proud that much of our business comes from personal recommendations.

Market-leading expertise:

We're fully qualified to level 3 of the NFoPP Technical Award and have a strong background in residential agency spanning 16 years.

Exceptional understanding of complex legal requirements, including landlord obligations and duty of care towards tenants.

We are based locally and easily accessible; we're even on whatsapp, so you can always get in touch and get answers quickly.





Understanding the local market.

There is no substitute for local knowledge. Being locals ourselves, we know the area and can use this to match people with the right property to get the best results.

We have well-established working relationships with leading relocation agents and intermediaries representing tenant searches. These tenants often have bigger budgets and are looking to rent for a longer period.



Finding you the right tenant.

We focus on attracting professionals who are long term renters and highly motivated to find quality accommodation. Selecting the right tenant for your property can bring significant benefits, including a longer let from the outset, and thus a reduction of vacant periods.



Taking the stress out of lettings.

Letting a property can be a rewarding experience, and if you simply want us to find a tenant and leave the rest to you, the let-only option could be the right choice. However, the ins and outs of the letting process can be time-consuming and stressful. So, if you would rather enjoy the rewards of owning a property, while having peace of mind that your investment is in safe hands, opting for our full management service is the answer.



Keeping an eye on costs & legislation.

The costs associated with letting a property need to be carefully managed to ensure that it is a worthwhile financial proposition, especially as the initial set-up costs can be high. That's why we are completely transparent about our fees and our terms, so you always know what to expect. Unlike most agencies, we collect our fees as the rent is processed, meaning that we get paid when you do, helping to ease the cashflow at the start of a tenancy.

In recent years there has been significant new legislation and numerous revisions to previous Housing Acts, changes to Tenancy Deposit compliance, Right to Rent checks, as well as the legislation surrounding tenants and the pandemic.

We know very well that letting a property, particularly for the first time, can be a little overwhelming. But we are on-hand to guide you through your obligations and ensure you are fully compliant with current legislation.

Checklist for letting out your property:

- Obtain consent to let the property, from your superior landlord and your mortgage provider
- Arrange correct household insurance policies, to include public liability
- Ensure that the property complies with all gas and electrical regulations
- Provide manuals for appliances (most can be found online if you don't have hard copies)
- Ensure that all furnishings left at the property comply with fire safety legislation
- Check that smoke alarms and carbon monoxide alarms where required, are fitted and function correctly
- Request a copy of the headlease
- Be aware of any planning permissions or works in the vicinity





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