



RESIDENTIAL LETTINGS

South Court
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e-mail: info@chesters-uk.com

website: www.chesters-uk.com

Members of:

The Royal Institution of
Chartered Surveyors

The Association of Residential
Letting Agents

The Residential Landlords Association

CHESTERS

and

CHESTERS COMMERCIAL

are a long established independent firm of general practice **Chartered Valuation Surveyors** providing a comprehensive and efficient service covering most aspects of the property profession.

The **Property Management Department** and **Residential Lettings** office provides up to date marketing and management techniques with a fully computerised service for landlords with a single property or a portfolio. The membership of respected organisations within the property profession ensures professionalism, integrity, quality of service and security of money held.

Valuations, surveys, estate agency and general professional services of residential, commercial and industrial properties are available within the organisation thereby providing the full spectrum of property consultancy.

Other services offered by
Chesters
and
Chesters Commercial

- Property management
- Building surveys
- Homebuyers reports
- Valuations
- Commercial agency
- Rent review negotiations
- Rating appeals
- Schedules of condition
- CPO compensation advice
- Acquisitions advice

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Whether you are proposing to let your home on a short or long term lease or whether you have one or more investment properties you need expert advice to protect your interests and maximise your income.

There are many points to consider when letting your home or owning investment properties, from basic questions such as:-

- Will the property let?
- How much will the rent be?

through to the more complicated problems affecting your tax situation and ensuring that possession can be obtained at the end of the lease.

What can Chesters offer?

Chesters have many years experience in both the letting and management of property and offer comprehensive packages for either the full management or letting only services which will help you obtain a stress free letting of your property and a smooth move-in for your new tenant.

What is included?

Chesters fee for the letting and management of your property will include:-

- Advice on the rent
- Press advertising
- Detail sheets with colour photograph
- To Let board
- Property guide with colour photograph
- E-mail and postal mailings
- Telephone marketing
- Full Internet marketing with colour photograph on Chesters website, Rightmove and other property websites
- Accompanied viewings
- Obtaining references
- Full inventory for furnished accommodation
- Checking the tenant in and out
- Formal tenancy agreement and any notices
- Informing the relevant statutory authorities of the new occupiers
- Full management service
- Monthly or quarterly statements
- Clients money fully bonded

What will this cost?

The fee for the full management service is 10% of the total rents collected on your behalf charged on an ongoing monthly basis. There is also an initial letting fee*.

The fee, inclusive of VAT, for the letting only service is equal to one months rent.

So why choose Chesters?

By using **Chesters** you can be assured of a first class service and attention to detail, thereby removing the worries of letting your home and the subsequent management and supervision of the property.

If we cannot find a prospective tenant for you we will not make any charge should you withdraw your property from our agency.

NO TENANT

NO FEE

* VAT at the appropriate rate will be applied to our charges.