



**OUR STRESS-FREE AND  
UNIQUE LETTINGS SERVICE**

## *Free Market Appraisal*

WE WILL PROVIDE YOU WITH A FREE MARKET APPRAISAL AND ADVISE ON ANY WORK WHICH MAY BE REQUIRED TO ENSURE YOUR PROPERTY ATTRACTS QUALITY TENANTS PAYING THE HIGHEST ACHIEVABLE RENTAL FIGURE, WE WILL ALSO ADVISE ON STEPS WHICH MAY NEED TO BE TAKEN TO COMPLY WITH THE 'EVERCHANGING' RULES AND REGULATIONS PRIOR TO OFFERING THE PROPERTY TO LET.

## *Web Advertising*

YOUR PROPERTY WILL INSTANTLY BE AVAILABLE ON OUR BANG UP TO DATE WEBSITE WITH FLOORPLANS, PHOTOGRAPHY AND LOCATION MAPS. YOUR PROPERTY DETAILS WILL ALSO BE AUTOMATICALLY SENT TO RELEVANT APPLICANTS AND ALSO UPLOADED ON RIGHTMOVE, ZOOPLA AND ONTHEMARKET, THREE OF THE LEADING PROPERTY PORTALS.

## *Marketing and Advertising*

FIRST IMPRESSIONS COUNT AND THE FIRST THING POTENTIAL TENANTS SEE BEFORE THEY EVEN PASS THE FRONT DOOR IS THE PHOTOGRAPHS FOR YOUR PROPERTY. WE SPEND TIME, USE PROFESSIONAL CAMERAS AND SKILLED PHOTOGRAPHY TO CAPTURE THE BEST PICTURES THAT WILL MAKE YOUR HOME RENT QUICKLY. DISTINCTIVE 'TO LET' BOARDS WILL BE ARRANGED BY AGREEMENT WITH THE LANDLORD PRIOR TO MARKETING.

## *Referencing*

ALL PROSPECTIVE TENANTS ARE FULLY REFERENCED BY AN INDEPENDENT AGENCY WHO WILL CHECK THE TENANT'S IDENTITY, EMPLOYMENT STATUS, CREDIT HISTORY AND IMMIGRATION STATUS AND GAIN REFERENCES FROM PREVIOUS LANDLORDS IF APPLICABLE. ONLY TENANTS WHO PASS OUT VIGOROUS REFERENCING CHECKS AND WHO HAVE BEEN APPROVED BY THE LANDLORD WILL BE OFFERED THE PROPERTY.



## ***Tenancy Agreement***

YOUR PROPERTY WILL BE LET ON AN ASSURED SHORTHOLD TENANCY AGREEMENT USUALLY FOR AN INITIAL 6 MONTH TERM, WHICH WILL RUN ON A MONTH TO MONTH BASIS FOLLOWING EXPIRATION OF THE EXPIRED PERIOD. LONGER AND SHORTER INITIAL TERMS CAN BE ARRANGED, AND THIS CAN BE DISCUSSED FURTHER IF REQUIRED. THE TENANCY AGREEMENT IS AN IMPORTANT DOCUMENT AND PROVIDES THE CONTRACT BETWEEN LANDLORD AND TENANT IN WHICH THE DIFFERENT RESPONSIBILITIES ARE EXPLAINED.

## ***Inventory***

WE WOULD PRODUCE A FULL INVENTORY AND SCHEDULE OF CONDITION OF THE PROPERTY PRIOR TO THE TENANT MOVING IN TO RECORD BOTH THE CONDITION OF THE PROPERTY AND ANYTHING LEFT IN PLACE INCLUDING CARPETS AND CURTAINS ETC. IT IS ESSENTIAL THAT AN ACCURATE RECORD IS TAKEN AS THIS CAN BE USED TO COMPARE THE CONDITION AT THE END OF THE TENANCY SHOULD A CLAIM AGAINST THE DEPOSIT NEED TO BE MADE.

## ***Deposit***

SINCE THE HOUSING ACT 2004 CAME IN TO FORCE IN 2007, ALL DEPOSITS MUST BE HELD IN AN APPROVED TENANCY DEPOSIT SCHEME. WE WOULD COLLECT THE DEPOSIT, WHICH IS USUALLY 1 MONTHS RENT AND FORWARD IT TO A DEPOSIT PROTECTION SCHEME. THE DEPOSIT CAN THEN BE USED TO OFF-SET CHARGES FOR BREAKAGES/DAMAGES OR FOR RENT ARREARS OCCURRING DURING THE TERM, IF REQUIRED.

## ***Rent Arrears***

WE WILL INFORM THE LANDLORD AS SOON AS PRACTICALLY POSSIBLE OF ANY DELAY OR DEFAULT ON THE RENT AND WILL MAKE BEST ENDEAVOURS TO OBTAIN THE ARREARS AND ADVISE FURTHER ACTION IF NECESSARY. RENTAL INCOME CAN BE GUARANTEED VIA CERTAIN INSURANCE POLICIES WHICH WE CAN SUGGEST, IF NECESSARY.

## ***Landlords Obligations***

THE LANDLORD HAS A DUTY UNDER THE LANDLORD AND TENANT ACT 1985 TO KEEP THE PROPERTY IN A GOOD STATE OF REPAIR AND TO KEEP THE PROPERTY IN A GOOD STATE OF REPAIR AND TO KEEP ALL WIRING, PLUMBING, HEATING, ELECTRICAL AND GAS APPLIANCES PROVIDED IN SAFE AND WORKING ORDER. LEGISLATION IS CONTINUOUSLY CHANGING AND WE WILL KEEP YOU UP-TO-DATE WITH ALL NECESSARY OBLIGATIONS THAT APPLY.



## CONTACT US

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