



# letting your property

At hodderson we understand how important it is to have expert advice on all aspects of the lettings process. We combine over 30 years of industry experience with an unrivalled commitment to customer service to ensure we look after your best interests at all times.

We understand every client is different and are happy to tailor our service to your needs, being involved as much or as little as you require. We understand how important it is to make every letting as stress free as possible and with our expertise we are well equipped to make sure everything runs as smoothly as possible.



## Property Valuation



If you are considering letting your property or simply want to see what your home is worth, hodderson offer a free, no obligation market appraisal. An experienced member of staff will provide you with expert advice and an accurate valuation using their knowledge of the local area.

## Optimising the Value of your Property

In appointing hodderson we will advise you on how to achieve the best possible return for letting your property along with quickly finding a suitable tenant. You will also receive the kind of service and attention to detail that singles hodderson out from our competitors.

## Marketing Your Property

Our marketing techniques are based on extensive practical experience and comprehensive local market knowledge. Supported by our bespoke systems we are not only able to swiftly identify prospective tenants but also rapidly prepare and distribute property details and Energy Performance Certificates (EPC), generate local advertising and publish information about your property on the internet.

This ensures that your property is brought to the attention of the widest possible audience of potential tenants in the shortest possible space of time.

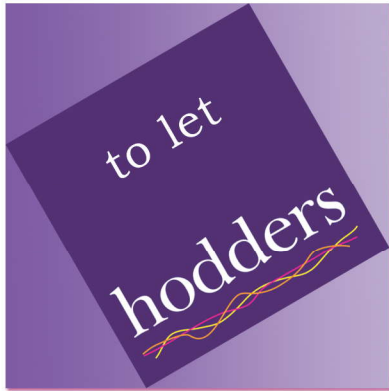


It is a legal requirement to have an EPC prior to any marketing being carried out on your property . The EPC lets potential tenants see important information relating to the energy efficiency of your home.

Having identified potential tenants we will accompany them on viewings, financially qualify their status and handle all subsequent negotiations concerning your property efficiently, effectively and transparently.



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## To Let Board

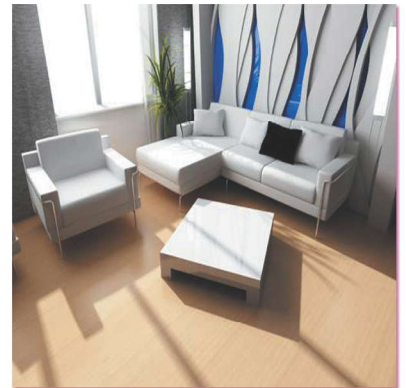
A "To Let" board does not just tell people your property is available. It also helps potential tenants find the property - especially on a dark evening.

The most valuable enquiries we receive often come from prospective tenants who have seen a "To Let" board. They have seen the outside of the property; they know where the property is located and, in contacting us, are demonstrating their real interest.

## First Impressions

It is often said that potential tenants form an opinion about a property within the first 15 seconds. That is why the way in which you present your property is important. This includes those things that the potential tenants will see even before they enter the property, from a well tended front garden to the paintwork on the front door, which can all make a difference.

Once inside, tidy away clutter and make your property look light and airy and more spacious.



## Lighting and Ambience



Try to ensure that there is as much light as possible throughout your home. Remember that a prospective tenant will probably be viewing your property for the first time.

If all the rooms are well lit and the lights are turned on in any dark areas such as under staircases, in halls or on landings, the property will look more spacious and more attractive. If there are not enough windows try opening doors to gain from borrowed light.

## Viewings

It is a real advantage if we can arrange viewings at short notice and at all reasonable times. Occasionally, you may be unable to be at home because of work or other commitments; we welcome the use of a key so that we can accompany viewers at short notice and thereby avoid the chance of losing a sale.

Ideally, we would prefer to accompany all viewings to ensure every opportunity to close a potential sale is achieved.





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## Offers

Many tenants will make an initial offer below the asking price so you should expect to negotiate. When there is a lot of demand, some properties may eventually let for more than the original asking price.

The price you are likely to get usually depends on, whether your home is in a popular area, whether the asking price is realistic compared to similar properties, how quickly the tenant wants to move.

## Lettings Progression

Once a tenant has paid a holding deposit the process will be overseen by an experienced lettings administrator who has vast experience in this area, which is all too often overlooked by many other agents.

Experienced in both understanding the lettings process and customer service, our lettings administrators offer one of the facets of our service which is most highly regarded by our clients.

They will manage the checking process in ensuring the tenant can meet the financial obligation they are about to commit to, have no adverse credit history, suitable references from their previous landlord and are in full time employment.



## Time to Move

As soon as contracts have been signed and the moving date is set an independent inventory of the property should be completed. This is a vital part of the process and is designed to protect your interests, your property and it's contents.

A few days prior to the tenant moving in a Gas Safety check will need to be carried out on the property and a suitable certificate of compliance issued.

If you have chosen to manage the property yourself, hodderson will collect the first months rent and security deposit on your behalf.

For our Rent Collect and Fully Managed Service you need not worry about anything as we will ensure everything goes smoothly for both you and your new tenant.

