

lglettings.com

Delivering real value for landlords

There are already a number of letting agencies throughout the UK. Lucas Grant Lettings offers something new, something different, something better.



OUTSTANDING VALUE

*Full Property Management
for just 4%*



ROUTE

*to all major letting portals, radio
and local publications*



ACCESS

*to your very own dedicated
account manager*



REFERENCING

*our tenants thoroughly
maximises your investment*



EXPERIENCED

*staff trained and developed
using accredited qualifications*



OPEN

*longer hours than most, as most
professionals prefer appointments
outside normal business hours*

*Property Management
just got serious...*

A modern dining room with a wooden table, striped chairs, a large horse painting, and a woven pendant light.

Welcome

I'm not going to lie, I'm one for figures, and when I saw 4% full property management I was hooked, and now they look after 6 of my properties

- Chris Yates, Landlord

I absolutely love the fact that I get one person whos looks after everything to do with my property, getting his mobile number enables me to contact him easily

- Annabel Lopez, Landlord

...property people

OUR PEOPLE

Our reputation has been built around our unique key ingredient, which is our people. Our people are straight talking professionals who guide and assist every landlord through the full letting process.

OUR SERVICES

We offer 3 clear levels of service for landlords from a basic tenant finder service up to a fully comprehensive lettings service which includes financial management, property maintenance, tenant handling and financial protection, giving you, the Landlord, a choice.

OUR MISSION

We're dedicated to giving the ultimate in service and best value - right from the moment you make contact with us through to the successful let and management of your property.

OUR PARTNERS

We work closely with all our partners ensuring that you are given the best possible service. We prioritise marketing by being on the top package with our main letting portal and having a high impact campaigns on Capital, Gem 106 and Google, thus ensuring your property is seen by the right people.





Why use

The first letting agents I've ever used that actually send me an inspection report when it's due
- Rachel Quinn, Landlord

One thing that stood out for me was communication, I'm always kept in the loop
- James Lancaster, Landlord

...lucas grant lettings

OPENING TIMES

Our experience shows that most landlords and potential tenants prefer appointments outside normal business hours. We are committed to minimising any loss of opportunity to let your property therefore evening and weekend appointments are not sacrificed.

CASTING YOUR NET

We appreciate the importance of the internet and how relevant it is to today's tenant. A massive 97% of potential tenants will search for their property on the internet. Landlords will be reassured to know that all our rental properties appear on www.lucasgrantlettings.co.uk - and on all leading letting portals.

QUALIFIED

We continuously train and develop our staff to the highest levels - we use accredited qualifications using the National Federation of Property Professionals Awarding Body ensuring we are always up to date with legislation minimising any risk to your investment.

ESSENCE OF SPEED

Our lettings system – RentPro – does what it says. It's a computer system we have invested in that speeds up the process of letting. From day one we use RentPro to advertise a landlord's property within hours of receiving an instruction to let. It automatically notifies prospective tenants that a new rental property is available.

A SUPPORTING ROLE

Landlords can rely on our experience and knowledge of the lettings market – we are always on hand for advice and support. Our professional and dedicated service is accredited and awarded by our membership of The Property Ombudsman.

ACCURATE VALUATIONS

An expert from Lucas Grant Lettings will provide the most accurate valuation and explain how we best market your home to get the property let quickly whilst achieving the best price.





Services

I'm very happy with the service I receive, professional but more importantly down to earth - it's really worth giving these guys a try

- William Allinson, Landlord

...fully managed

ULTIMATE

This is the ultimate in service, marketing and protection, giving Landlords complete peace of mind. We manage every aspect of the tenancy, providing a crystal clear landlord agreement at the beginning so you know exactly what is included.

FINDING A TENANT

Once we have agreed a rent level, we will find a suitable Tenant. To accomplish this we advertise the property and conduct accompanied viewings. We source the essential references, arrange the tenancy contracts, check the tenant/s into the property and collect the rent each month.

INVENTORY

A thorough record of the condition of the property and its contents is created including photographs and a written report.

INSPECTIONS

We carry out regular visits to the property enabling us to report back to you on the condition of the property.

MAINTENANCE

Should repair or maintenance issues arise, we will contact you allowing you to choose to solve the problem yourself or we can resolve the issue. We use local experienced qualified contractors who will provide us with a quotation for the work. After obtaining your agreement we would then arrange for the work to be carried out, and would deduct said cost from the next months rental payment.

LEGAL ACTION

It is sometimes necessary to take legal action with a Tenant. Although this is unlikely to arise, we will prepare and serve notices and liaise with you.

PROTECTION

You have the option of adding extra financial protection including Rent Guarantee Insurance with zero excess and Legal Eviction Service covering legal costs of up to £25,000. Starting from as little as £30.00 per year.



Services

I was extremely surprised how easy the application process was to complete, it was all done online and I got my decision within two days

- Sara Flemming, Tenant

...rent collect

FINANCIAL

This service is suitable for the Landlord that wants to conduct all property visits, tenancy check outs and create their own inventory for each tenancy, on the other hand wants us to look after the financial aspects of letting and managing the property.

HOW IT COMPARES

The set up charges are comparable to the Fully Managed Service, but as the landlord is in charge of the upkeep of the property, the monthly commission is lower.

...tenant find

BASIC

Some Landlords are prepared and have the available time to take on the responsibility of running the entire tenancy of their rental property, and only want help finding a suitable tenant.

HOW IT COMPARES

We advertise the property, accompany prospective tenants on viewings and source the correct references. We prepare contracts and set up Standing Orders. From that point on the rest is down to you. The fee for this service depends on the type of property being let.



Services

I changed from a big franchise to this independent agent, it's hard to describe the difference. In three words I'd say - Experienced, Passionate and Innovative

- Tahmima Akhtar, LandLord

...summary

| Service Feature | Tenant Find | Rent Collect | Fully Managed |
|--|-------------|--------------|---------------|
| Free Consultation Service | ● | ● | ● |
| Property Marketing Plan | ● | ● | ● |
| Internet Property Advertising | ● | ● | ● |
| Tenant Referencing Service | ● | ● | ● |
| Preparation and Signing of Tenancy Agreements | ● | ● | ● |
| Tenancy Renewal | ● | ● | ● |
| Tax Information | ● | ● | ● |
| Security Deposit Holding Facility | ● | ● | ● |
| Energy Performance and Gas Safety Certificates | ● | ● | ● |
| Annual Rent Assessment Reviews | ● | ● | ● |
| Debt Control and Recovery Facilities | | ● | ● |
| Specialist Client Accounts Centre Access | | ● | ● |
| Rent Collection Service | | ● | ● |
| Monthly Accounts Statement | | ● | ● |
| Property Maintenance | | | ● |
| Professional Inventory | | | ● |
| Routine Property Visits | | | ● |
| Tenant Checkout Service | | | ● |
| Damage/Wear and Tear Assessment | | | ● |

When a Landlord chooses a lettings service, we then provide a crystal clear landlord agreement so that you are aware of all that is included.

For more information feel free to contact us.

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