

01625
422 244

www.holdenandprescott.co.uk

HOLDEN & PRESCOTT

INDEPENDENT ESTATE AGENTS

01625
422 244

www.holdenandprescott.co.uk



HOLDEN & PRESCOTT

Landlords Information

Welcome to the Holden & Prescott Letting & Management Service

Holden and Prescott offer a Letting and Management Service to match their highly successful Sales operation.

It is based on the same ethos of providing each and every client with sound advice, proactive marketing and a very personal service.

Letting valuations are undertaken free of charge and without obligation.

The department is headed by Stephanie Edge and ably assisted by the Holden & Prescott team.

Holden & Prescott are a member of Propertymark.

To meet the requirements of all Landlords we offer three levels of service

Let Only

With this service we will act on your behalf in arranging the marketing and letting of your property :-

- Advertise and promote property to the widest market through Rightmove and social media
- Accompany viewing's at the property
- Introduce a suitable Tenant
- Carry out a comprehensive tenant credit search & reference check
- Prepare a legally binding Assured Periodic Tenancy Agreement
- Collect the first month's rent and deposit from the Tenant
- Provide bank details for future rent payments direct to your account
- Inform council and utility suppliers of change of occupier
- Register deposit to your DPS account
- Undertake a photographic inventory (starting from £100 plus VAT)

The Charge for the Let Only service is the first month's rent plus VAT

Fully Managed

With this service we will act on your behalf in arranging the marketing and letting of your property but in addition we will also manage the tenancy for you by :-

- Collecting rent payments on your behalf
- Dealing with the day-to-day enquiries of the Tenant and arranging repairs where necessary
- Carrying out quarterly property inspections and report back to you as the landlord.
- Liaise with the Tenants regarding rent increases
- Draw up and issue Section 13 notice regarding rent increases (£80 plus VAT)
- Provide a detailed photographic inventory (starting from £100 plus VAT)
- Arrange where required gas and electrical checks to ensure legal compliance
- Move out inspection at end of tenancy
- Register deposit within our DPS account and make any claim at the end of the tenancy

Charges for the Fully Managed service are :-

A letting fee of 65% of first months rent plus VAT, plus a monthly

Management fee of 10% plus VAT.

Rent Collect Service

- Collecting rent payments on your behalf
- Liaise with the Tenants regarding rent increases
- Draw up and issue Section 13 notice regarding rent increases (£80 plus VAT)
- Provide a detailed photographic inventory (starting from £100 plus VAT)
- Arrange where required gas and electrical checks to ensure legal compliance
- Move out inspection at end of tenancy
- Register deposit within our DPS account and make any claim at the end of the tenancy

Charges for the Letting and Management service are :-

A letting fee of 65% of first months rent plus VAT, plus a monthly Management fee of 5% plus VAT

Rent Guarantee Insurance for fully managed and rent collect

We also provide the additional add on for Rent Guarantee

- We will include your property in our Rent & Legal insurance policy with HomeLet/ Let Alliance.
- What is provided:
 - Pay your rent and support you in regaining possession of your property (subject to insurance terms)
 - Cover legal costs up to £100,000 if eviction is necessary
 - Provide professional court representation so you're not handling legal proceedings alone.

This service is available for just £30 including VAT per property, per month

Helpful hints for Landlords

- Apply for Mortgage Lender's consent and notify your Insurance Company
- Obtain Landlords Gas Safety certificate & Electrical Installation Condition Report. Fit smoke alarms and carbon monoxide detectors as per legal requirements.
- Fixtures and Fittings: it is not advisable to leave bedding, televisions and personal items. White Goods/ Appliances are the landlords responsibility to repair.
- Ensure furnishings to be left in the property comply with Fire Regulations
- Carry out any necessary repairs including floor coverings and banisters. Ensuring the property is fit for habitation before going on the market and any damp & mould issues rectified
- Make sure that the property is cleaned to a professional standard throughout. A Tenant can tell if the property has been cared for and is more likely to look after your property if it is clean from the start of the tenancy
- Arrange redirection of mail (once a Tenant has been found)
- Check with Council Tax to see whether you are entitled to discount during vacant periods
- Overseas Landlords apply for Tax Exemption Certificates

Tenant Referencing

The key to a successful letting is securing the right Tenant. We can only be confident that this is the case if we know both the credit history and the employment status of the Tenant.

We use a well established Referencing Agency called Let Alliance to undertake this important task. They go beyond the basic checks and are commissioned to provide us with the information required.

Energy Performance Certificates

All landlords are required to have an Energy Performance Certificate (EPC produced for each property they market and let out. This report is carried out by a Domestic Energy Assessor and involves investigating the construction of the property, heating systems and insulation and energy saving aspects of the property. The property is then given a rating, along with any suitable recommendations which may affect the energy rating in the future. Once complete, the EPC is valid for ten years. From April 2018 it is illegal to let a property if the EPC does not meet a minimum rating of an E.

The cost of an EPC assessment is £65 plus vat.

Deposits

Since the 6th April 2007 all Landlords and Letting Agents collecting deposits must safeguard them with a Government Authorised Scheme. Holden and Prescott is a member of The Deposit Protection Service and as such can meet your legal obligations when collecting any deposit. This is your protection against loss or damage to the property during the Tenancy which is deemed more than 'wear and tear'.

We recommend having a dated photographic inventory completed at the start of every new tenancy. This is the minimum proof required by a court or the dispute resolution service should their services be needed.

Peace of Mind

Holden and Prescott is a local independent company and is proud of its reputation in ensuring the provision of excellent service to its clients.

We are also members of Propertymark.

Why Choose Holden & Prescott

- ☐ Dedicated Macclesfield based Lettings & Management office
- ☐ 7 day a week opening
- ☐ Pro active marketing approach
- ☐ High standard personal service
- ☐ Rightmove, own website & social media
- ☐ SMS & Email alerts
- ☐ Floorplans
- ☐ Free, no obligation letting valuations
- ☐ No added charges to contractor invoices
- ☐ Propertymark Approved

Useful Links

- ☐ Holden & Prescott - www.holdenandprescott.co.uk
- ☐ Rightmove - www.rightmove.co.uk
- ☐ LetAlliance - Referencing & Insurance - <http://www.letalliance.co.uk/>
- ☐ Deposit Protection Service - www.depositprotection.com
- ☐ Propertymark - www.propertymark.co.uk
- ☐ Find us on Facebook - www.facebook.com/holdenprescottmacclesfield
- Follow us on Instagram - @HoldenandPrescott

Testimonials

The only estate agent in Macclesfield I will use for my lettings. Very quick to act on instructions from either myself or my tenants. Staff go the extra mile to ensure smooth running of tenancies and always deal with any issues in a professional and speedy manner.

Gilly O'Neill

Let out our flat - excellent service and turned around the paperwork in a couple of days when we said we were tight on time. Even took down dates for Electrical / gas certificates and offered to remind us when they need redoing - highly recommend

Francesca Whiteoak

Having previously been both a rental and sales customer at Holden & Prescott, I have only positive feedback for this highly professional independent estate agents. The friendly staff endeavoured to ensure my experience was first class from start to finish. Furthermore, on a number of occasions members of the team went above and beyond their expected responsibilities to provide a quick, efficient and successful experience. This high level of professionalism, knowledge and customer service firmly place Holden & Prescott as the top property sales and lettings team in the Macclesfield area.

Robin Thorpe

Holden & Prescott let out a property on my behalf. They are always extremely helpful and professional at all times. Would highly recommend.

Tom Swallow

I have bought properties from Holden and Prescott in Macclesfield over recent years and have experienced excellent, professional and friendly service throughout. I now rent these out using their letting management services and have nothing but great things to say. A pleasure to do businesses with!

Paul Whiston

Staff were wonderful, especially Alison who really helped me out with finding somewhere to live. They really went above and beyond with fantastic service, I know where to go next time I need to move!

Kit Button

I would like to say one massive THANKS to Holden&Prescott and strongly recommend this agency. We have been renting for more than 3 years and I really appreciate everything what they did for us. Excellent service. Thank you very much.

Miglena Lazarova

This has been my first time as a landlord. The help and advice given has been great and helped me to cope with being a landlord. Ben and the team cover everything and are well worth the charges. I would recommend them to anyone looking to rent out a property.

Chris Swallow - Northwich

HOLDEN & PRESCOTT

1/3 Church Street, Macclesfield, Cheshire, SK11 6LB
T: 01625 422 244 W: www.holdenandprescott.co.uk
F: 01625 869 999 E: contact@holdenandprescott.co.uk

