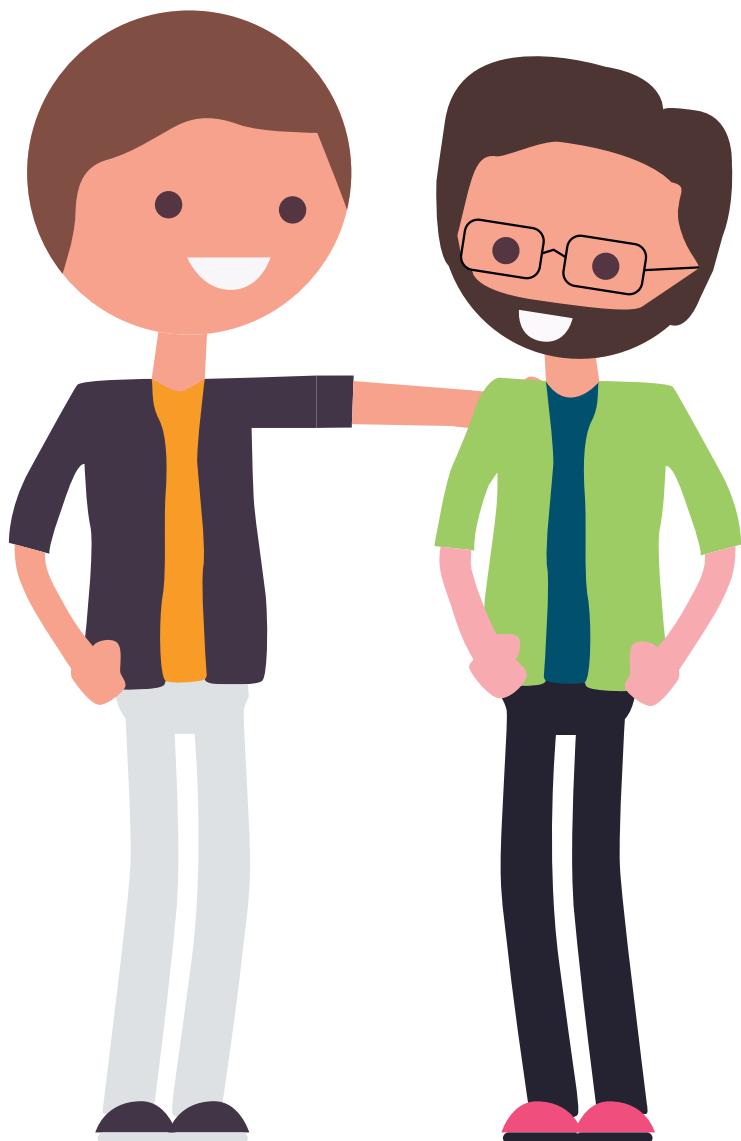




RESIDENTIAL LETTING SERVICES

We have been providing residential sales, lettings and property management **since 1934** and value our reputation as one of the most reliable, trustworthy and accredited letting agents in Jersey.



We offer '**Let Only**', '**Full Management**' and '**Inventory and Condition Reporting**' options and ensure that our services are tailor-made to meet your specific property requirements.

Our investment into a dynamic IT reporting system ensure you have easy access to digital dashboard technology, providing an overview of your tenancies, statements and current information at the touch of a button.

Our energetic and highly qualified lettings team is focused on generating the best return on investment for our landlords by finding them the perfect tenants and providing an efficient management service that reduces void periods and minimises stress.

We understand the importance of finding someone you can trust in having both expert knowledge in the local lettings market and keeping up to date with changes in legislation.



Residential Lettings

We provides the following service options:

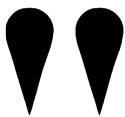
- Let Only Service
- Full Management Service
- Inventory & Condition reporting only service – fees on application

Furthermore, our provision of an online personal dashboard equips our clients with the following information at the touch of a button:

- Tenancy information – including maintenance logs
- Online statements
- Current viewings and feedback
- Website, portal and marketing statistics

| Description | Let Only Service | Full Management |
|---|------------------|-----------------|
| Market Appraisal & advice | ✓ | ✓ |
| Preparation of marketing details | ✓ | ✓ |
| Advertising the property | ✓ | ✓ |
| Tenant references and credit check | ✓ | ✓ |
| Preparation of tenancy agreement | ✓ | ✓ |
| Negotiating tenancy terms | ✓ | ✓ |
| Prepare detailed Inventory & Condition report | ✓ | ✓ |
| Signing of tenancy agreement | ✓ | ✓ |
| Check in tenants | ✓ | ✓ |
| Collecting Deposit and sending to Mydeposits Jersey | | ✓ |
| Arrange gas and electrical safety checks (if required) | | ✓ |
| Transferring utility services into tenant names | | ✓ |
| Arrange building insurance & tenant liability insurance | | ✓ |
| Arrange renewals and rent reviews | | ✓ |
| Preparing annual returns and parish rates | | ✓ |
| Collecting rents to send onto landlord | | ✓ |
| Credit control/cash back arrangements | | ✓ |
| Interim inspection reports | | ✓ |
| Monthly statements | | ✓ |
| Maintenance & cleaning services | | ✓ |
| Non resident landlord tax reporting | | ✓ |
| Check out inspection reports | | ✓ |
| Obtaining vacant possession | | ✓ |





Her **knowledge** of her area of work instils **confidence**.

Over many years we have been fortunate to have had Karen Caldeira to advise and guide us into finding excellent tenants for our properties. She is efficient, understanding of our personal requests and has always found us the right tenants almost immediately. Her professionalism is without question and her knowledge of her area of work instils confidence.

Mr & Mrs C, St. Helier.



If you would like more information about any of our **Residential Lettings Services**, please contact **Karen Caldeira** on any of the numbers below, or go to our valuations page and fill in your details so that we can get back to you with what you need.



Karen Caldeira
Residential Rental Negotiator
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