



CLIVE LEWIS
LETTINGS



LANDLORD

INFORMATION PACK



ANNIVERSARY




t: 01373 471 437


www.clivewislettings.co.uk

ABOUT US

WHY CLIVE LEWIS LETTINGS



Clive Lewis Lettings is an independently owned, family run, letting agency based in Frome. Our portfolio includes a range of properties in areas of Somerset, Wiltshire, Dorset and Bath and North East Somerset.



With over 22 years of experience in the letting industry, our highly motivated staff have experience working for both large corporate companies and local independent agencies and can advise you on all aspects of property letting.

Our team of professional letting agents will provide you with a sound and reliable service from the very first contact. We are passionate about what we do here at Clive Lewis and will always strive to provide the best service possible, which we believe is second to none.

Whether you would like to make use of our services or you simply have an enquiry, please contact us to see how we can be of assistance.

OUR PRINCIPLES

WHY YOU SHOULD PARTNER WITH THE CLL TEAM

Service - We work extremely hard to get a high level of customer satisfaction and exceed the expectations of everybody that we work with. Our level of service is second to none and we believe this demonstrates an outstanding value for money.

Exposure - Our business is constantly expanding and has become an extremely well known name in the local area. As well as our high street office, we advertise using selected newspapers, branded cars, boards, websites and have a strong social media following. We market properties to the widest audience possible using a range of different techniques. Professional photography, colour floor plans and detailed descriptions are just a few ways that we make our properties stand out from the rest.


Care - We always wait for a tenant that perfectly fits in a property, this is not necessarily the first application we get. Using thorough references and checks, we make sure that we only let to reliable tenants with an honest character. Our aim is to relieve you of the stress that comes with property investment. We do this by finding you a great tenant, which is the first step to a great tenancy.

Local Experts - We manage properties in a number of towns and villages in the area meaning that our market knowledge isn't limited to any particular location. All of our staff can give you a realistic valuation whilst achieving the highest rental amount possible. We can offer you impartial property investment advice and help you to identify the ideal property to meet your needs. Whether it is a property that offers strong long-term capital growth or the high rental yield, we can help identify the best investment strategy for you.




OUR PACKAGES

SELECT THE OPTION WHICH WILL SUIT YOU



The decision that must be made is whether you want us to manage your tenancy or whether you feel confident enough to do it yourself. It's helpful to think about how far away you live, whether you're aware of current legislation and how much time you have on your hands.



There are more rules and regulations surrounding lettings than there ever has been and it's vital to abide by them. A lack of knowledge will not be a viable defense if you find yourself liable for breaking legislation.

If you would like the benefit of receiving monthly rental payments without the stress of property management then we'll happily look after everything for you. Choosing our Fully Managed package will provide you with peace of mind that your greatest investment is being taken care of.

Rent protection and legal expenses

Often through no fault of their own, tenants personal circumstances can take a turn for the worst, affecting their ability to pay the rent. Clive Lewis Lettings are able to arrange insurance to ensure the rent is covered and legal costs are met to take care of the eviction process. If you think that you would feel at ease with this extra level of cover then please ask for more details.

OUR PACKAGES

A SUMMARY OF WHAT WE CAN PROVIDE

	TENANT ONLY	RENT COLLECT	FULL MANAGED
Initial consultation and free valuation.	✓	✓	✓
Conduct viewings; carry out negotiations with regular feedback to you.	✓	✓	✓
Conduct thorough credit and identity checks giving you peace of mind.	✓	✓	✓
Draw up a tenancy agreement and notify you when it is close to expiry.	✓	✓	✓
Handle initial accounts and register deposit with DPS.	✓	✓	✓
Compile a detailed written and photographic inventory and schedule of condition.	✓	✓	✓
Check out inspections at the end of the tenancy and deal with deposit disputes and repayments.	✓	✓	✓
Collect rent payments, chase late payments and provide you with a statement for your accounts.		✓	✓
Transfer and manage utilities at the start and the end of the tenancy.			✓
Conduct regular property inspections and send out a detailed report.			✓
Handle maintenance issues using our trusted and approved contractors.			✓
Manage all legal aspects of your tenancy, including legal notices and compliance checks.			✓





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We are renowned for being able to provide support and guidance for all letting and associated management needs. If you have a question or need some support our team would be delighted to assist you.



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