

jackson
property

Lettings Guide

Sales • Lettings • Auctions • Commercials • Land & New Homes

Hereford • Leominster • Shrewsbury • Chester • Mayfair





WE ARE A FAMILY RUN
BUSINESS HAVING BEEN
ESTABLISHED FOR
OVER 50 YEARS.

Offering a wealth of experience and knowledge as expected from a long-standing agency, Jackson Property are an ideal choice for your property transaction.

We have helped hundreds of first time and experienced landlords throughout our network let out their properties, securing reliable tenants.

Our qualified staff have up to date knowledge of all the current legislation and we have the very best property management system in place to ensure your property is dealt with in an efficient, and professional manner under our care.

Unlike most agents we understand that landlords are all different and may have additional requests which we try to accommodate.

FULL PROPERTY MANAGEMENT

Our fully managed service aims to allow our landlord clients to prioritise other aspects of their lives, while we look after the day to day management of their properties.

We are on hand to support you and the tenants every step of the way.

Our Fully Managed Service includes the following:

Pre-Move In

- Professional brochure with high quality photography and floorplan
- Marketed on Rightmove and Jackson Property's own website
- Advice on legal requirements
- Accompanied viewings
- All tenants fully referenced
- A professional inventory to capture the condition of your property
- Fully compliant tenancy agreement
- First month's rent and deposit collected
- Protection of deposit funds

Post Tenancy

- Checkout of tenants to assess deposit return
- Deal with any disputes
- Arrangement of any works to be completed from deposit monies
- Market property to secure new tenants

If you are a seasoned landlord, we can provide a tenant finding service with the day to day management then passing over on commencement.

During the Tenancy

- Rent collected and transferred to you
- Periodic property inspections with a photographic report
- Dedicated In house property manager
- Late rent letters and notices issued on your behalf
- Tenancy renewals arranged with your authority
- Monthly financial statements
- All maintenance work arranged
- Periodic rent reviews





HOW IT WORKS

We offer Landlords a professional and stress free experience priding ourselves on blending a modern innovative approach yet retaining both personal and traditional values of an independent family business.

Whether you're a first time Landlord looking to let a single property or an experienced investor with an extensive property portfolio we can offer you a tailor made service to source a tenant and take care of any ongoing management.

Allow us to guide you through the process.



Instruct Jackson
Property

Safety Certification
Put In Place By Agent

Approve Referencing
Reports
Prepared By Agent

Viewings Secured By
Agent

Moving In Date
Agreed

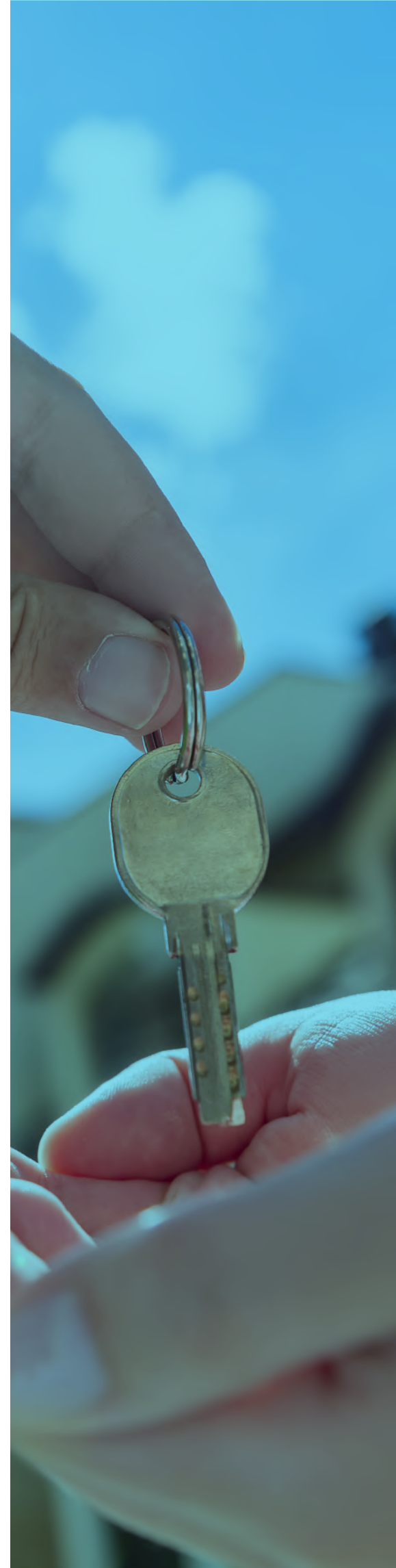
Inventory Prepared
By Agent

Deposit
Protected

Required Funds Received
From Tenants

Tenancy Agreement
Signed

Keys Released To
Tenant



CERTIFICATION AND SAFETY REQUIREMENTS

The lettings market continues to grow with no sign of slowing down therefore to balance this demand and ensure rental accommodation remain fully compliant/safe for tenants, legalisation and safety requirements are always being update and new laws introduced.

All agents and landlords alike must ensure the following requirements are met no matter.





Gas Safety

All gas appliances at the property are required by law to be annually checked and signed off by a Gas Safe registered engineer.

Oil Fired Boilers

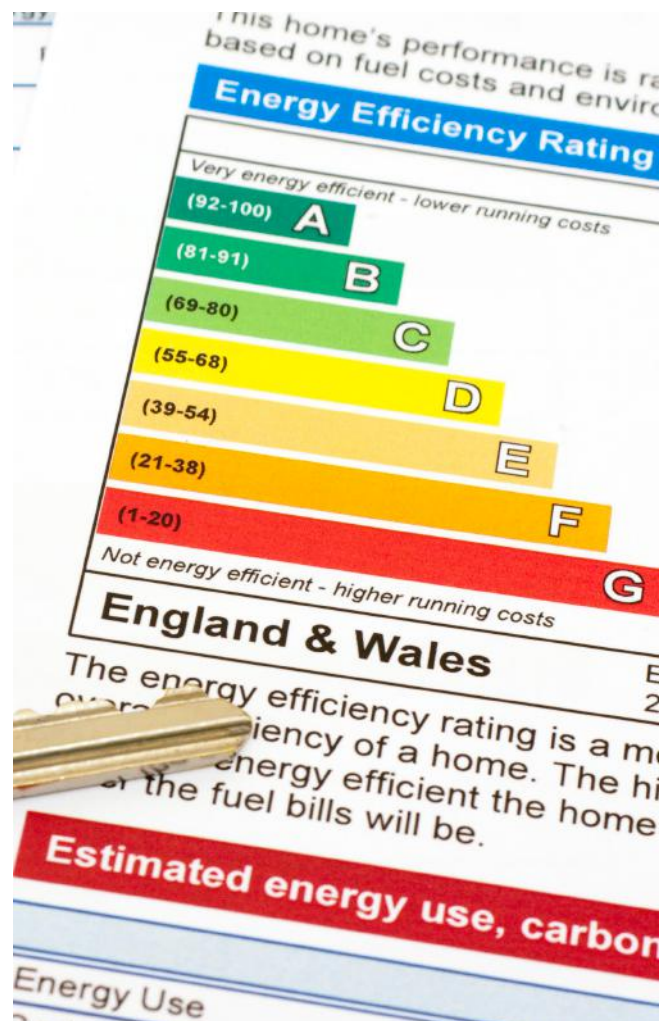
While there is no mandatory law requiring a landlord to service an oil-fired boiler, it would be in the interests of best practice to keep the unit running efficiently and help minimise breakdowns.

Electrical Safety

A landlord has a duty of care to ensure all electrical appliances and hardwired systems are safe for a tenant's use before and during tenancy. A qualified electrician will need to carry out an inspection at the property and carrying out any upgrading works as required to meet letting requirements. A certificate will then be issued.

Energy Performance Certificate

A tenant must be provided with a valid EPC Certificate upon viewing and occupation of the property. An EPC Certificate must also now meet a minimum requirement to be let.





Carbon Monoxide Alarms

Alarms are required to be fitted within three meters of any appliance which burns a fuel. This include all gas and oil-fired boilers, gas hobs / ovens and wood or multi fuel stoves.

Wood Burning Stoves

Chimneys and flues are required to be swept prior to a tenant's occupation by a qualified person who can also inspect the burner for regulation compliance. The chimney and flue cleaning will then pass to the tenants when in occupation and at the end of the tenancy.

Fire and Furnishings

All furnished items left for the tenants use during residence must carry a permanent label as proof that they meet the fire regulations. Any items not bearing this label cannot be left at the property.

Legionella Risk Assessment

Legionella is potentially a fatal illness like pneumonia which can be caught through inhalation from bacteria generated by cold and hot water systems to include storage tanks which are not functioning correctly or have been stagnant for some time. We can introduce you to an expert who can assess your property and offer advice accordingly.

Landlord Insurance

Buildings insurance will need to be secured by the landlord. We can introduce you to reputable insurers should this be of assistance.

HMO (House in Multiple Occupation

Properties of this nature are now required to be licensed by law. The Local Authority can grant a license of which should be sought before letting.

Mortgaged Property

If the property you are thinking of letting is subject to a mortgage, permission will need to be sought from the lender before letting. Should you require financial advice Jackson Property have a range of advisors who offer a free consultation.

Overseas Landlords

A non-resident landlord is required to register with HMRC for tax purposes which is recommended before the letting of a property.



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To arrange a free no obligation meeting to understand your letting requirements, please contact your nearest branch.

Hereford Office
45 Bridge Street
Hereford
HR4 9DG

01432 344779

Leominster Office
3 Broad Street
Leominster
HR6 8HT

01568 610600

Shropshire Office
Franks Barn
Preston on Severn
Uffington
Shrewsbury
Shropshire
SY4 4TB

01743 709249

Cheshire Office
Handley House
Norbury Town Lane
Norbury
Cheshire
SY13 4HT

01948 666695

London Office
Mayfair Office Group
Cashel House
15 Thayer Street
London
W1U 3JT

020 7467 5330