

**Do you have a property you let out and manage yourself?** If so, there is a lot involved from organising finances, finding tenants, providing a valid tenancy agreement and then of course keeping on top of maintenance and repairs and regular inspections. These are just a few of the responsibilities of a successful landlord and we have experienced so many trying to do it alone but falling short on achievable rents, legislation updates to name just a few.

Here at Brightestmove we have had a number of landlords who have come back to us after having a tenancy set up a few years ago or they have even rented to a family member or friend looking for advice.

For example:

- Mr & Ms L came back to us after we found a tenant for their three bedroom home in 2016 after having a difficult time getting their tenant to agree to a rent increase which was still below current achievable rents. It was then also established that the tenant had more pets than agreed and a new partner living with her. After seeking some advice we agreed to issue the tenant with her notice. Going forward the landlords will be inclined to use our services to prevent this from happening in the future as we have identified the rent should increase by a minimum of £350.

After being unhappy using an alternative agent for a tenant find service, Mrs W decided to try Brightestmove to find herself a tenant on two of her apartments. She then discussed an alternative property with our agency to which she had a tenant paying below average rent and was treating the property poorly. After several months of the tenant not vacating and heartache for her the tenant finally moved out and she decided to manage the property through ourselves going forward to ensure her property was looked after in the future which will mean less stress for her.

Having a reputable letting agent on board can be a real benefit in overcoming these issues and I have detailed ten reasons why:

1. With a letting agents experience the most suitable tenants are sourced from the outset.
2. An agent will accompany all viewings giving us the chance to meet them and assess their suitability and advise if we recommend or not.
3. Keeping you up to date with current legislation.
4. The tenants deposit will be protected.
5. A suitable inventory will be carried out.
6. Regular property checks along with reports will be completed (normally 3 months).
7. Repairs taken care of with a 24 hour emergency service included in a managed package.
8. Keeping you up to date with achievable rent increases and your options going forward.
9. Guaranteed peace of mind knowing your property is in good hands.

You will receive a professional service from start to finish.

At Brightestmove we are a professional, forward thinking agency dedicated to providing our clients with the best possible service.

Please get in touch if you would like to discuss in more detail.