



Private Lettings by stockport homes

Professional property management across Greater Manchester



0161 474 2696

lettings@stockporthomes.org

www.stockporthomes.org/lettings

 rightmove

 RESIDENTIAL
LANDLORDS ASSOC.

Housing
Ombudsman Service

“

We're very pleased with the level of service we are receiving.

Renting out our property was a worry, but the team at Stockport Homes have always made it a pleasure.

”



A new way for you to let your property

Our affordable, professional service offers you a hassle free way to let your property and delivers high quality repairs and maintenance.

We will advertise your property on major UK property websites such as Rightmove, as well as using our local know-how to make sure your house is always let to suitable tenants.

If you want a personalised and stress free letting service that makes the most of your investment than call us today on **0161 474 2696**.

A wealth of experience

We are Stockport's largest landlord - managing 11,500 homes across Stockport and Greater Manchester.

Industry leader in rent collection.

UK's best performing ALMO* for rent collection.

*Arms-length management organisation

Private Lettings

We have been managing properties for private sector landlords since 2012, and successfully manage a large portfolio. Our landlords range from people with one house, through to large scale investors looking for a secure and reliable service.

We have tenants waiting for properties

We are often the first point of call for many people when looking for a home to rent and we have a waiting list of customers already referenced and ready to move in quickly. We also receive enquiries from Rightmove, UK's leading lettings website.



We are unique in the levels of support we provide to tenants and landlords, and we complete regular inspections to ensure your property is well maintained.



All part of the service...

Finding customers from our waiting list **so your property isn't left empty**

24 hour repair line
and low cost repairs

Drop-in service for
landlords and customers

Comprehensive inventory
with digital photographs

Expert landlord advice

Dedicated team and a
single point of contact

Different options to suit you

We offer a tailored service to meet your individual needs. We offer two main options, a tenant find service and a full management service.

Our dedicated private lettings team will be happy to discuss your requirements with you to make sure you get the service that is best for you.

	Let only Tenant find	Full Management Service ⁺	Guaranteed Rent package	Leasing Offer	Let only Tenant Find	Full Management	Guaranteed Rent	Leasing Offer
	£395 Plus VAT	10% Plus VAT	15% Plus VAT	We'll pay rent even when a property is empty, enquire for more details.				
Initial advice on rental value and repair and maintenance needs	✓	✓	✓	✓	✓	✓	✓	✓
Gas safety Certificate and Energy Performance Certificate*	✓	✓	✓	✓	✓	✓	✓	✓
Searching the list of potential tenants and advertising your property	✓	✓	✓	✓	✓	✓	✓	✓
Arranging and accompanying property viewings	✓	✓	✓	✓	✓	✓	✓	✓
Deposit collection	✓	✓	✓	✓	✓	✓	✓	✓
Preparation of tenancy agreement and informing utilities / Council Tax Team of an occupant change	✓	✓	✓	✓	✓	✓	✓	✓
Full and comprehensive inventory		✓	✓	✓		✓	✓	✓
Collection of rent		✓	✓	✓		✓	✓	✓
Regular property inspections		✓	✓	✓		✓	✓	✓
Arranging repairs		✓	✓	✓		✓	✓	✓
Serving of notice on the landlord's behalf		✓	✓	✓		✓	✓	✓
Check out inspection		✓	✓	✓		✓	✓	✓
Management of any claims against the deposit or bond		✓	✓	✓		✓	✓	✓
Assistance with court paperwork if necessary		✓	✓	✓		✓	✓	✓
If tenant doesn't pay rent, we pay it until vacant possession is regained ^o							✓	✓
We pay rent even if the property becomes empty, zero void periods^o								✓

* Charges apply

⁺ Landlords taking on this package will receive a 50% reduction on a tenant find/re-let fee which will be £197.50+VAT.

^o T&C's Apply

All part of the service...

Support & advice

Ongoing tenancy support

“

I'd like to thank you so much for your hard work in getting all the relevant information we needed to feel comfortable.

I'm already thinking of purchasing another property, and I will be in touch if we decide to do so.

”

A first rate repairs team

Letting your property with us gives you access to a first rate, professional repairs service which carries out tens of thousands of repairs every year.

Our service operates on a 24/7 basis. We can even send text message reminders to tenants when our staff are due to come round for an appointment.

Tenants are provided with a 24 hour repairs phone number, and their repairs will be identified as emergency or routine.

The 'Tenant Fees Ban' is here but lucky for you, we're not passing on any costs!



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For a free market appraisal of your property or further details about our services, call us on **0161 474 2696** or email **lettings@stockporthomes.org**

**It really couldn't
be easier.**



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