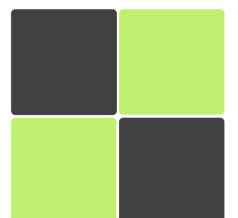




Our complete
stress free
lettings guide

LESLEY HOOKS
ESTATE AGENTS



Choosing the right agent
can make a stress free
landlord experience



Letting your home is not complicated however we appreciate it can be a daunting thought. Here at Lesley Hooks, the team will be with you every step of the way.

Our mission is simple; to provide the best possible service and assist you at every step of the process.

Our professional and friendly staff pride themselves on being excellent communicators and provide a high level of care and attention at all times.

Please take a few moments to read this brochure and discover why you should choose us and how we can make letting your property that little bit less daunting.

Why Choose Lesley Hooks?

- Highly skilled and dedicated professionals
- Membership of the Association of Residential Letting Agents and Property Mark Protected.
- Proven track record of letting success
- Global exposure through major property portals including rightmove
- Social Media marketing
- Free no obligation market appraisals
- A variety of fee structures to suit your needs
- High quality photographs and marketing details
- Large database of active tenants
- Award winning customer service
- Advice on all aspects of letting your property and making sure you comply with the law



Our stress free, step by step guide

1. Free Market Appraisal

If you are thinking of letting your property, this FREE service will help you understand what your property is likely to achieve, the current market conditions and advice on how to make sure your property is ready to rent.

2. Choose the right package

Instruct us to let your property and choose one of our packages in this brochure. Simply let us find a tenant or hand the full reins over to us, its completely your choice. Make sure you have taken into account all other fees you may incur such as insurance, certificates, boiler cover, ongoing maintenance, tax etc.

3. Presenting your Property

First impressions are key! If you want tenants who are going to look after your property as if it were their home then make sure the property is clean, tidy and well maintained. Low cost jobs such as finishing any DIY jobs or a fresh coat of paint can make a real difference to how a property looks to potential tenants.

4. Do you have all your paperwork in order?

Our professional and qualified team will advise you on how to make sure you are complying with the law. You may need a number of legal certificates such as an EPC, Gas Safety Certificates etc. We can arrange those for you where necessary.

You may also need to make sure you have notified any mortgage provider, arranged relevant insurances and check you will be paying the right amount of tax.

We advise having a comprehensive inventory undertaken to assess the condition of the property and its contents- you will need this for future inspections & at check out.



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



rightmove 



5. Marketing Your Property

Your property will be instantly available on our website and uploaded to online portals including rightmove. We also use social media sites such as facebook for extra exposure. We have the benefit of excellent LED window displays in prominent locations and your property will be immediately mailed out to our extensive applicant list.

6. Choosing the Right Tenant

Once the rental price has been agreed prospective tenants should always be referenced thoroughly and checked that they have the right to rent in the UK. We will then draw up a tenancy agreement which complies with all current regulations to make sure you are as protected as possible as a landlord. We will take the deposit from the tenant and protect the deposit as required by law in the DPS. We are also part of the Propertymark Client Money Protection Scheme.

7. Managing the Property

If you choose to manage the property yourself then its over to you at this point. Choose our Fully Managed package and you can relax knowing we will take control. We cover all aspects of property management for you including collecting the rent, inspections, arranging repairs and serving notice to remove tenants if necessary to name a few.

LESLEY HOOKS
ESTATE AGENTS



Your choice of service package

TENANT FIND

£400 + VAT (£480 inc VAT)

- Marketing
- Tenancy Agreement
- DPS (register, collect & transfer deposit)
- Gas, electrics, water & council tax switch service

TENANT FIND PLUS

£500 + VAT (£600 inc VAT)

Everything in the Tenant Find Package **PLUS** Referencing of Up to 2 Tenants.

RENT COLLECT

SETUP FEE - £300 + VAT (£360 INC VAT)

8% + VAT PCM (9.6% INC VAT)

- Marketing
- Tenancy Agreement
- DPS (register, collect & transfer deposit)
- Gas, electrics, water & council tax switch service
- Referencing (up to 2 tenants)
- Credit control
- Rent collection

OUT OF PACKAGE RATES

ADDITIONAL REFERENCING (PER PERSON)
GUARANTOR REFERENCING (PER PERSON)
TENANCY RENEWAL
CHECK IN
CHECK OUT
LEGIONELLA CHECK
ANNUAL GAS CHECK
EICR (ELECTRICAL INSPECTION EVERY 5 YEARS)
ENERGY PERFORMANCE CERTIFICATE
COURT ATTENDANCE
RENT & LEGAL PROTECTION

£72.00 INC VAT
£72.00 INC VAT
FROM £72.00 INC VAT
£72.00 INC VAT
£72.00 INC VAT
£24.00 INC VAT
FROM £55.00 INC VAT
FROM £122 INC VAT
£65.00 INC VAT
£240.00 INC VAT
FROM £210 INC VAT

FULLY MANAGED

SETUP FEE - £300 + VAT (£360 INC VAT)

10% + VAT PCM (12% INC VAT)

- Marketing
- Tenancy Agreement
- DPS (register, collect & transfer deposit)
- Gas, electrics, water & council tax switch service
- Referencing (up to 2 tenants)
- Credit control
- Rent collection
- Property Inspections
- Handling tenant issues
- Serving statutory notices
- Out of hours emergency phone line

FULLY MANAGED PREMIUM

NO SET UP FEE

12.5% + VAT PCM (15% INC VAT)

Everything in the Fully Managed Package PLUS:

- Guarantor Referencing
- Inventory
- Check Out
- Legionella Check
- Tenancy Renewal
- Eviction Attendance
- Re-market For a New Tenant





Our clients are our best advertisement

Don't just take our word for it... have a read of what our customers say about us.

I have had the pleasure of not only purchasing a property from Lesley and her team but also the seamless process of renting the property out.

Very professional and knowledgeable throughout, honest and realistic in their instructions, I would not hesitate to recommend them.

Fast at getting back to you, professional and very helpful. I used them to sell my home and also to advertise my Buy To Let properties and, having used J&C and others in the past I can categorically say Lesley Hooks are the best estate agents on the Wirral. Thank you!

My only regret is not going with Lesley Hooks sooner. They advised me brilliantly, Found me a tenant in no time and every time call to ask if I need to do this or that, they've already done it. For landlords, hand them the property and let them get on with it. Can't recommend them enough. Thank you all so much, you've been amazing.

LESLEY HOOKS
ESTATE AGENTS



we have your area
covered



Contact us...

Bebington Office
6c Church Road
Bebington
Wirral
CH63 7PH
0151 644 6000

Bromborough Office
23 Allport Lane
Bromborough
Wirral
CH62 7HH
0151 334 5875