

## **PRICE WALLACE'S - GUIDE FOR LANDLORDS**

When you are ready to rent your property, please see our brief guide to help you become a successful Landlord. We are here to be your trusted guide and adviser.

### **1. Contact Price Wallace**

We can help if you are looking to let your property out, so please reach out to us on [jane@pricewallace.co.uk](mailto:jane@pricewallace.co.uk). Once we receive your interest, we will be in contact to help you through the process.

### **2. What is your Property Worth?**

A rental valuation is a key step in getting your property ready for the market. At Price Wallace, we have expert valuers who will arrange to value your property, that will be fair to both you and your tenants. We provide a comprehensive comparable report of rentals in your area which allows us to price your property accordingly in addition to a health & safety check and review of the condition of your property. We will make suggestions if we feel some freshening up is required.

### **3. Managed Property**

Whilst we do not have properties with a manager on premises, we do manage properties for our clients and coordinate any maintenance needs that arise. As a landlord, the tenant would call us rather than you and we would then work on getting someone out to check their issues and get them rectified.

### **4. First Impressions Count**

Let's put our heads together to make sure your property is presented at its very best, so you can command the highest reasonable price possible. We will have our professional photographer take the marketing photos and then edit them for the best views of your property.

### **5. Marketing and Viewings**

We will make sure your property can be found easily across a **wide range** of options including extensive web marketing on Rightmove. This allows Price Wallace to give you the greatest number of qualified viewings possible. In addition, we accompany each candidate to and from your property.

## **6. Handling Offers**

One of the most exciting times for a landlord is when there are multiple applicants for their rentals. We will review all applicants with you and go over any special requirements the prospective tenants may have.

## **7. An Agreement is Reached**

Once you have discussed and agreed on the terms to a tenancy, we will work with you to make sure the move goes smoothly for you and your new tenant.

This includes:

- collecting references, if required
- signing of the rental agreement
- securing the deposit and rent
- produce an inventory including photographs
- arrange for the Gas Safety, Electrical and Energy Performance Certifications
- arrange a professional clean of your property

## **PRICE WALLACE – DIRECTOR JANE CAIN**

I have enjoyed over 35 years in the Lettings industry. Years ago I decided to utilise my knowledge and experience and build my own business Price Wallace. The long hours, dedication and hard work have resulted in a very successful Bedford letting agent as can be evidence with our success in being awarded, on several occasions Bedford's Number 1, Letting Agent for new instructions and lets agreed.

During my career, I have seen many changes to legislation, practices, and processes. One thing that has not changed is my desire to ensure that all my customers, landlords, tenants, and contractors receive a top-quality professional service from myself and my team.

I have been working for many years with some of my landlords and tenants, who have now become part of the Price Wallace family. I stand by the saying 'People before Property and Property before Profit'.

One of the innovations that have benefited the Property industry is the online portals and our website. You can browse all our latest properties before requesting a viewing. In addition, we also advertise on popular sites such as Rightmove, to ensure we capture a wider audience. I have taken the best from traditional agent customer experience and the best from the online platforms and put them together to make my business model more of a personal service by using this approach.

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It's very important to me, that when you decide to rent a property out the next chapter of your life, be it up or downsizing, job move or for any other reason you are moving to the right property for you and your circumstances. I also have the freedom to offer a tailor made, people centred service with up-to-date technology and great transparency.

I have kept my management fees extremely competitive. My interaction with my customers and knowing I have done the best I can do which in turn can make a positive difference to somebody else's life is what Price Wallace works for.