

Landlords

Whether you are thinking of moving out of your own home or purchasing a second property, letting can be a very attractive option and with Carter Knowles, we work hard to protect your investment and help you to realise the return you demand from your property. "Instruct Carter Knowles to manage your property rental today and a potential tenant moving to the area from anywhere in the world can see your details on our website" As a landlord, it can often be a very daunting and time consuming process of letting out a property or properties. The first step is to contact us to arrange a "Free Market Appraisal". This gives us an opportunity to gather information so that we can advertise your property immediately, advise you on how to maximise your rental potential and discuss the best service for you

We offer a range of tailor made services outlined below, to ensure that we meet all your requirements and give you peace of mind in letting out your property.

Managed service includes:

- Marketing property as effectively as possible.
- Accompanied viewings on all properties.
- Comprehensive credit and reference checks on all potential tenants
- Preparing tenancy agreements
- Deposits registered with a government approved agency
- Collection of monthly rental payments and prompt payment into your account
- We handle all communication with utility suppliers
- Arrange annual Landlord Gas Safety Certificate, Electrical Tests, EPC test and Portable Appliance Testing where necessary.
- Regular property inspections and advising landlords of any issues or maintenance work required
- Checking tenants in and out of your property and arranging contract renewals

Rent collection service includes:

- Marketing property as effectively as possible.
- Accompanied viewings on all properties.
- Comprehensive credit and reference checks on all potential tenants
- Preparing tenancy agreements
- Deposits registered with a government approved agency
- Collection of monthly rental payments and prompt payment into your account

Let Only Service:

- Marketing property as effectively as possible.
- Accompanied viewings on all properties.
- Comprehensive credit and reference checks on all potential tenants
- Preparing tenancy agreements
- Deposits registered with a government approved agency
- Collection of first months rental payment and prompt payment into your account

Flexibility in the services we offer is one of our key strengths. We know that landlords don't always want to use all of the services a letting agency can offer – they want to be able to select which elements of the service they need at the time and pay a fee which reflects this.

We are always happy to arrange to just find you a tenant, but with the option to choose other services if and when your needs change. We can also provide a rent collection service, if you already have a tenant, or even just check tenants in and out of your property.

[Click Here To Contact Carter Knowles Today](#)

Or call us during normal business hours on 01625 439 774

Carter Knowles Limited are accredited by The National Approved Letting Scheme (NALS) - a government backed accreditation scheme which offers peace of mind to landlords and tenants through the knowledge that our business is conducted in accordance with NALS guidelines, accounting procedures and professional indemnity and that we offer clearly defined levels of customer service.