

# Information for Landlords

## About Eastbourne Lettings

### **Specialists**

We are a local, independent firm specialising in Residential Lettings and Property Management.

As specialists we are fully focused on the priorities and needs of the Landlord, and, unlike estate agents, our loyalties are not divided by dealing with property sales and mortgages.

We understand that letting your property, especially for the first time, can be a worrying experience and with this in mind our most important consideration is providing you the Landlord with the best possible service and the right tenant for your property. We never forget that the property is your most important asset and we can confidently assure you that by instructing us to act as your Letting and Management Agents your asset will be in professional hands.

### **Competitive Rates**

Our fees are competitive and may be open to negotiation dependent on the level of Service required. We are particularly committed to investment Landlords and savings can be made on the smallest of portfolios.

### **A Personal Service**

We pride ourselves in offering a personal and friendly Service, whilst at the same time maintaining a high standard of competence and professionalism.

### **Carefully Selected Quality Tenants**

Drawn from a continually updated register, all prospective Tenants are thoroughly referenced and credit checked. In some cases we will also require a guarantor.

### **Out of Hours Service**

For our initial meetings with you we will if necessary be pleased to visit your property outside normal office hours, at a time that is convenient to you, and thus fit in with your busy schedule. A member of staff is also available on the telephone out of hours until the time stated in our accompanying letter.

### **Insurance for Landlords**

We offer a range of competitively priced insurance products designed specially for Landlords, providing extra security and peace of mind. These include:

- \* RENTAL GUARANTEE COVER
- \* LEGAL EXPENSES COVER
- \* CONTENTS INSURANCE
- \* BUILDINGS INSURANCE
- \* EMERGENCY REPAIR SERVICE

**Section 21 of the Housing Act 1988 (as amended by the Housing Act 1996)**

We also manage the serving of the Section 21 'Notice Requiring Possession' on your behalf.

We will serve this three months into the tenancy with an accompanying letter.

We will ask whether the tenants wish to continue another six months after the expiry of the current agreement.

We also write to you and ask if you wish to continue to let the property for a further six months.