



LET WITH CONFIDENCE



The complete solution for Landlords





Why choose to Let with Lawson's?

Lawson's is the largest dedicated independent lettings specialist in the Wolverhampton area, and has been at the forefront of developing and raising standards in the local lettings industry since the company was established in 1990.

We understand that the process of letting and managing properties requires specialist skills in both areas, and have a strong team of qualified and experienced staff on hand to provide the very best service to both Landlords and Tenants alike.

We provide regular and ongoing in-house staff training and they are also encouraged to gain professional qualifications through the **Association of Residential Letting Agents (ARLA)**.

It is of paramount importance that we provide only the very best customer service and advice and, as a consequence, our Landlords stay with us for many years.

Customer service levels are constantly monitored and we have hundreds of satisfied client testimonials on file (take a look at some of them on our website www.lawson'slet.com).

- **Over 85% of our landlords say our service is good to excellent**
- **Over 25% of our new instructions come from personal recommendation**

"I chose Lawson's because I need a Lettings management team that I can trust. They find quality tenants quickly and then manage the tenancy effectively from beginning to end. The staff are always helpful and I feel comfortable knowing that my property is in good hands."

Overseas Landlord

"Lawson's took on my property and let it the same afternoon!"

Landlord



"I have used Lawsons for several years and have always found them efficient, courteous and extremely helpful. Their Letting record is good and their computerised record system is second to none!"

Multi-Landlord



Behind the scenes, what makes us tick?

At Lawsons we use the most advanced software available. Originally designed by one of the largest letting agent chains in the country, this software has helped to speed up the processes involved in letting property and gives our staff more time to focus on customer service.

Our system is regularly updated to allow us to provide extensive and immediate internet coverage for your property to include:

- **automatic upload of your property details overnight to Rightmove.co.uk and other Property search engines**
- **the display of full colour internal and external photos online**
- **sending details by text message, email and post to prospective Tenants to ensure a speedy match of property and applicant**
- **access to an extensive and up to date data base of local companies that regularly employ people from out of the area**
- **providing directions and aerial views of your property online**
- **producing Landlord Activity Reports on request to ensure you are kept up to date on progress of prospective Tenants and viewings**
- **send you a monthly statement as soon as payment is sent to your bank**
- **monitor routine checks on gas and electric and ensure renewals and inspections are carried out on time.**



*"A new record! Available "To Let" on Friday, let by Thursday!
Need I say more!"*

Investor Landlord

Advertising your property

*"Seven years of great service and six properties
with 100% occupancy. Communication is clearly
their strong point- I always know what is going on
with my properties"*

Multi-Landlord

To ensure your property reaches as many potential Tenants as possible we:

- have a large advertising budget dedicated to local lettings
- use extensive photographic advertising in the local press
- use full photographic internet advertising on our website, Rightmove.co.uk and Westmidlands.com, with main links from many sources including sponsored listings on Google and Yell.com
- provide SMS text alerts and automatic emailing to all the Tenants registered on our system as soon as suitable properties become available
- provide free 'To Let' boards
- operate on a "No let, no fee" basis

The image shows a grid of 30 'To Let' boards arranged in 5 rows and 6 columns. Each board features the Lawson's logo (two red squares) and the slogan 'LET WITH CONFIDENCE'. A larger, tilted 'To Let' board is overlaid on the bottom right of the grid. This board contains the following text:

Lawson's
LET WITH CONFIDENCE

TO LET

01902 428008
www.lawsonsl.com

www.lawsonsl.com
66/66a Chapel Ash, W
Telephone: 01902 428
Open late Thurs

ARLA
NARBS
NARBS

"Lawsons are very professional in their dealings with Landlords, they keep me informed of all developments at all stages of the letting process. Friendly and polite at all times, and very knowledgeable with regards to legal requirements."

Landlord

Putting your property in safe hands

"Since purchasing my multi-let property, I engaged Lawsons over other Letting Agents due to the fact that Sally seemed more professional and reassuring. That decision has proved correct."

Multi-Landlord



Lawsons is proud to be an active and fully bonded member of **ARLA**, the **Association of Residential Letting Agents** and we fully support its aim to ensure that ethical standards and professionalism are maintained at a level far higher than the law demands.

ARLA inspects all companies applying for membership and also provides guidelines, training and advice. Every quarter ARLA inspects independent reports on the auditing of our accounts to ensure they are being kept in accordance with Bylaw 3.

All our staff are trained through ARLA, as well as in-house, with 80% qualified to ARLA Level 1, which is one of the highest percentages in the country!

This means that all our staff have up-to-the-minute knowledge on all relevant legislation and can advise you accordingly.

When you let a property through Lawsons, everything possible will be done to make sure it's a stress-free experience – and that includes when it's time for Tenants to move on.

As members of **TDSRA, The Tenancy Deposit Scheme for Regulated Agents**, if we can't negotiate a settlement all details of the dispute will be sent to the scheme's independent case examiner. They'll then use their expertise to adjudicate.

The TDSRA was set up to resolve deadlocked tenancy disputes over deposits when it's time for Tenants to go, to prevent stressful and costly court cases.



"I would highly recommend Lawsons to any Landlord. Right from the letting of the property, through to the property management and even to the tenant vacating the property, Lawsons dealt with everything professionally and efficiently".

Long standing Landlord

Letting and Management Services

Our fully trained Property Managers are dedicated to ensuring your tenancy runs smoothly and will oversee everything as listed below:

Let Only Service includes (as sole agents):

- full inspection of your property and advice on how to maximise its letting potential
- colour photograph displayed in our office and 'To Let' board erected at the property
- advertising in Property Week, classified ads, Rightmove.co.uk, Expressandstar.com and many more
- exposure to our extensive Company Contact Database for your property
- accompanied viewings
- extensive Tenant checks and full Tenancy Agreement preparation
- preparation of a full Inventory with the option of a Photographic Inventory
- Tenancy Agreements and relevant notices served and agreements signed
- initial payment collected and standing order set up for payments direct to Landlord

Management Service - as opposite, PLUS:

- safety inspections carried out (gas, electric and furniture) to ensure compliance
- monthly rental collection by standing order, with arrears chased if necessary
- any relevant notices served during your tenancy i.e. Section 21 Notice
- Lawsons' *Rental Guarantee and Legal Protection* cover available as an optional extra
- full Inventory inspection and Tenant checks carried out upon vacation of property
- negotiate with Tenant regarding the return of deposit plus any deductions as necessary to return your property to its original condition
- as members of the TDSRA we must gain an agreement or the case will be referred to arbitration, which prevents any court action against you
- monitor property to ensure Tenancy Agreements, notices, maintenance works and safety checks are carried out and arrange maintenance work as required
- ordering safety checks as and when required to ensure continued compliance
- negotiate between Tenant and Landlord throughout the tenancy

"Lawsons are very professional and have always referenced prospective tenants very well. Those that have been obtained for me over the last ten years have all been high quality people who have never given me any problems whatsoever"

Long Term Landlord

Your questions answered

Is there any protection from Tenants who don't pay?

Yes, Lawsons' Rental Guarantee*

To protect you from problems with arrears, we will:

- **obtain references for any Tenant that applies to rent your property**
- **conduct all our references in-house to improve speed and quality of service**

References vary according to type of applicant. Typical reference checks would include:

Individual applicant – CCJs, voters roll, employers and previous Landlords

Company applicant – accountants, company searches, trade references

Due to our stringent referencing and proactive management, very few problems arise. However, in order to protect you against these circumstances you can take out our **Rental Guarantee*** option for a small additional fee.

This is run alongside our standard management service and covers you for non-payment of rent by a Tenant, as well as the legal services and costs incurred to gain vacant possession.

**This guarantee is subject to conditions and an excess. Full details are available upon request.*

What kind of insurance do I need?

Lawsons' Preferential Buildings & Contents Insurance

Due to the increasing number of properties we regularly manage, Lawsons have been able to negotiate a preferential block insurance policy for our Landlords so that you can benefit from substantial savings.

Important Note

When insuring your investment property you **must** take out specialist Landlord Insurance, otherwise you could find you're not insured in the event of a claim.

How can I build up a portfolio of investment properties?

Contact Lawsons' Buy-to-Let Advisory and Acquisition Service.

If you're looking to purchase a number of properties to Let, we can help. Our **Buy to Let Advisory Service** is designed to help you through the processes, with impartial advice on what to buy and where, whether to furnish or not, and what price to set.

If you want to invest but are too busy to do the legwork, we can find the properties for you through our **Acquisition Service** (contact us for more details).

What about property maintenance?

Don't worry, again, Lawsons can help.

All our contractors have been tried and tested, they are accredited and carry professional indemnity insurance for your protection in the unlikely event of any claim for negligence having to be made.



Our vision

At Lawsons our priority is, and always will be, **Quality of Service.**

Our aim is to ensure all our Landlords, whether new or experienced, are always kept informed and happy, and that by using Lawsons as their Letting Agent they will **always** be able to...

LET WITH CONFIDENCE.

*"How would I sum up the service I get from Lawsons?
Quite simply professional and friendly teamwork that you
can really rely on."*

Landlord



*"Lawsons have pushed the boundaries to keep their offering
one step ahead of the competition, taking a pro-active and
innovative approach to property letting and providing
knowledge and expertise that is second to none."*

Multi-Landlord

Lawsons 66/66a Chapel Ash Wolverhampton West Midlands WV3 0TT
T: +44 (0)1902 428008 Management Team T: +44 (0)1902 428098
F: +44 (0)1902 311842 E: info@lawsonslet.com W: www.lawsonslet.com

