



Edinburgh's Distinguished Property Managers

111 Dalry Road | Edinburgh | EH11 2DR

0131 202 9003 | 07795194573

www.meadowlettings.co.uk

Being **landlords** (and tenants in the past) ourselves, we understand the complexities of both letting and renting and are established to meet the **exacting requirements** set by landlords, tenants and contractors alike.

Our **approach** is relaxed but never at the expense of meeting standards and **exceeding expectations**.

We look forward to meeting with you!



Our grass is greener

At Meadow Lettings we believe in providing our clients with unfussy, all encompassing service meaning that you can truly sit back and relax knowing that everything is being taken care of by professionals.

Service in Brief

Full property inspection advising on rent achievable and recommended improvements for letting.

Advertising where we know works.

Legal and Safety advise including organisation of all required documents for letting.

Full and thorough inventory.

All inclusive monthly management – everything a property manager *should* do.

Inspections



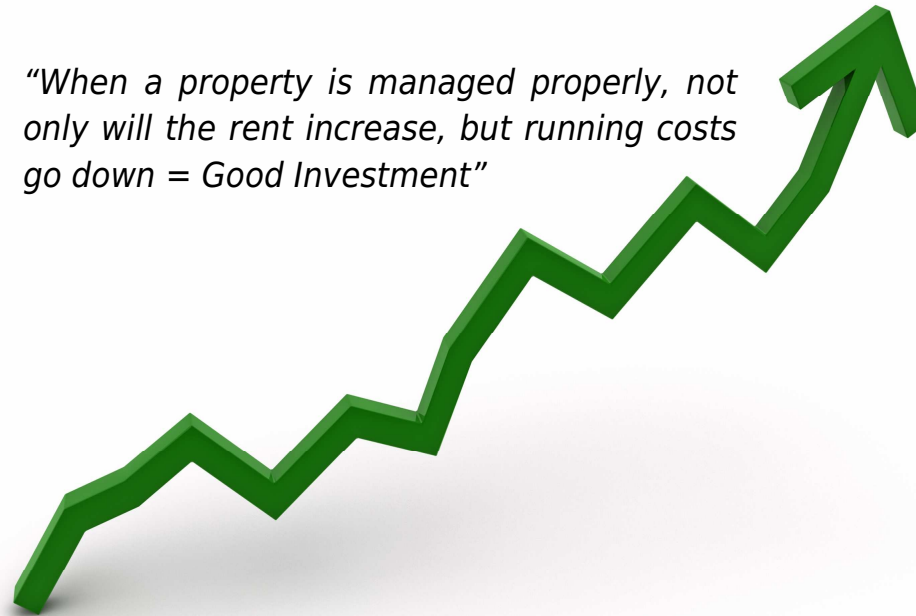
Peace of Mind

We indemnify our clients against damage by insisting that all tenants hold insurance for the duration of their lease. The policy covers accidental (or deliberate) damage to the property to the value of £2500.

The Agreement

Our contract states exactly what we are employed to do. Our approach is pro-active, but we are only human, so should there be any need to discuss an important issue, then call, so we can act.

“When a property is managed properly, not only will the rent increase, but running costs go down = Good Investment”



Who are we?

We specialise in the letting of furnished and unfurnished flats and houses in Edinburgh and can offer advice on all aspects of property investment. We have a dedicated, knowledgeable, enthusiastic and communicative team.

We are experienced property managers protecting our client's interests. We only take on good quality properties that we know we can manage properly.

We manage our own properties. If it works for us it will work for you.

What's Included?

Management This is the amount deducted from the monthly rental income and covers the ongoing management of your property.

10% Management All Inclusive (no VAT)

Advertising £55 (no VAT)

NO HIDDEN COSTS

Advertising This covers advertising on various internet portals that we have tried, tested and KNOW work. We contact prospective tenants registered on our tenant database and arrange to view the property with them. We pass your property details onto prospective tenants inquiring about available properties over the phone. The property will be featured on our property mailing lists and emailed to prospective tenants, companies, relocation agents and local education organizations.

Inventory Disputes often arise with tenants at the end of their tenancy over the condition of items within a property. It is for this reason that we insist on producing a thorough inventory for the property. We also digitally photograph the property at the time of the inventory, when a tenant moves in and at the start of each subsequent tenancy. Any dispute can be settled quickly by referring to this professional list and photographs. This is a one off cost.

Inspections The purpose of inspections is to identify any faults within the property which have not been reported by tenants. After each inspection we will contact you with any recommendations. These inspections also allow us to monitor your tenants to ensure they are looking after your property and for us to suggest any items we think need attention.

Tenancy Deposit Scheme The scheme will have an operational start date of Monday 2 July 2012 and we at Meadow Lettings are ready and prepared for its commencement. The legal duties on landlords who receive a deposit in connection with a relevant tenancy will also be triggered from 2 July. The legal duties on landlords are:

- to pay deposits to an approved tenancy deposit scheme
- to provide the tenant with key information about the tenancy and deposit

Details about the individual schemes can be found on the web site below.

www.lettingprotectionsotland.com

We'll watch every penny.



Getting started...



Register as a landlord at www.landlordregistrationscotland.gov.uk

All properties must have an Energy Performance Certificate prior to advertising commencing. This must be carried out by a qualified surveyor under new Scottish Government legislation but lasts for 10 years

Get permission from your mortgage lender if the property was not originally purchased on a buy to let mortgage

Review your buildings and contents insurance to ensure you are covered for letting

All rented property must have at least one smoke detector

If you are planning on moving overseas, you must apply to be taxed assessed using the appropriate NRL1 Form

All gas and electrical appliances MUST be serviced and you must hold current safety certificates

Leave instructions for all appliances in a clearly marked file along with the location of stop cocks, meters and fuse box

All furnishings must comply with the Furniture and Furnishing (Fire) (Safety) Regulations

If the flat is to be rented to three or more unrelated people, an HMO licence must be applied for, which may flag up some works to be carried out

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