

the experts guide to letting

ACCORD

to LET

at ACCORD

We believe in being professional but also approachable...



When you make a decision to let your property it is important that not only do you gain the maximum price / return for that asset, but also that the process of getting there is as smooth and easy as possible. Excellent customer service is at the core of everything we do and we understand the importance of the personal touch as well as being highly professional.

We are proud to have an excellent record for staff retention and invest heavily in training and mentoring for all team members to obtain the highest qualifications in the industry. This in turn ensures that we deliver the best possible service to our customers and stakeholders.

We look forward to talking to you about Accords market leading services.

Jack Simpson

AREA MANAGER

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the ACCORD difference

With over 20 years of excellent customer service and our proven marketing strategy, supported with prime office locations, ensures we are able to offer the maximum number of enquiries for all the properties we are appointed to.

We have also built up very strong relationships with relocation companies and human resource departments of key local and national bluechip companies. This obviously ensures a good, regular supply of high quality professionals.

At ACCORD we work hard to beat the gap between tenancies. This, on average, saves our landlords over £200 per annum.

Using the latest technology our website enables us to present your property to maximum effect with digital photography showing the accommodation to its highest possible advantage. We do not just rely on portals but have a great website which is optimised for high rankings, natural and pay per click on all search engines. Our unique customer applicant database is integrated with our website ensuring all new properties listed are matched and discussed with prospective applicants within 24 hours.



nationalgrid



national express

PRICEWATERHOUSECOOPERS

visit www.accordproperty.co.uk

letting services include:

| | Let only | Let & rent | Full service |
|--|-----------------------------|------------|--------------|
| Comprehensive photographs of the property | • | • | • |
| Description of the property | • | • | • |
| Extensive marketing and dedication to providing outstanding customer service | • | • | • |
| Website integrated client database with applicant matching system | • | • | • |
| Accompanied viewings (6 Days a week and evenings) | • | • | • |
| Website optimisation programme ensuring maximum coverage | • | • | • |
| Negotiations | • | • | • |
| Full inhouse vetting including credit checks | • | • | • |
| Tenancy agreement and necessary paperwork | • | • | • |
| Pre tenancy briefing | • | • | • |
| Rent collection from the tenant and automated 3 day BACS turnaround | | • | • |
| Annual statement of account for tax purposes | | • | • |
| Inventory* (completed by Residential Inventories) | • | • | • |
| Registration of deposit monies* (compliant with the Tenancy Deposit Scheme) | • | • | • |
| Notice to leave and accompanying paperwork | | • | • |
| Ongoing management of the property by a specific property manager | | | • |
| Ongoing management of the tenant by a specific property manager | | | • |
| Organising vetted contractors to complete maintenance work on your behalf | | | • |
| Property Inspections* | • | • | • |
| One hour's Buy to Let advice per annum (if applicable) | | • | • |
| Actioning the defects and deficiencies report at the end of the tenancy | | | • |
| Organising on your behalf the cleaning and necessary works for a new tenancy | | | • |
| Contents and Building Insurance* (inc. Accidental damage) | ASK FOR A FREE QUOTE | | |

COSTS - please call for a free, no obligation valuation

| Let only | Let & rent | Full service |
|----------|------------|--------------|
| | | |

* Additional costs associated with this service.

- Rent your property quickly
- Extensive range of waiting tenants on our database
- Long term tenants
- Achieving best rental yields
- Lettings only specialists with 20 years experience
- Unrivalled service and value for money
- Experts in matching tenants to properties

for a successful let call today

"I truly thank you for helping me sort out a good home and I must make a mention that I found you all extremely prompt and professional."

Ms Bhagwani, Tenant

"Accord are a highly professional, pro active and friendly team who have delivered an excellent service to Medwell Hyde since day one"

Gary Hyde, Landlord

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