

the experts guide to letting

Accorrd

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 the process of getting there is as smooth and easy as possible. As a family owned business we understand the importance of the personal touch as well as being highly professional. To achieve this we invest heavily in training and mentoring all team members to obtain the highest possible qualifications within the industry.

We look forward to talking to you more about the unique ACCORD service.

Carl Mimmack MD

07971 091677

carl.mimmack@accordproperty.co.uk



the ACCORD difference

19 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.



visit www.accordproperty.co.uk

letting services include:

	Online let	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		•	•	•
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)*			•	•
COSTS - please call for a free, no obligation valuation				

*For a free quotation please ask for a copy of our leaflet entitled Building & Contents Insurance. **An additional cost.

- Let your property quickly
- Extensive range of waiting tenants on our database
- Long term tenants
- Achieving best rental yields
- Lettings only specialists with 19 years experience
- Unrivalled service and value for money
- Experts in matching tenants to properties

for a successful let call today

"I was attracted to Accord's website and had heard of their reputation so decided to give them a go. Within two weeks I had a full asking price rental offer for a 12 month let. Accord oversaw the inventory, cleaning, gardening and the contract making the process very simple and inexpensive."

Alexander Riches
Property Broker

"I had my property on with two agents after no success in three months I moved to Accord, not only have they let my property but they provided an excellent service throughout."

Abdul Khalique
Landlord

BIRMINGHAM

West 2
Suffolk Street Queensway
Birmingham
B1 1LW

0121 643 9505

birmingham@accordproperty.co.uk

LEAMINGTON SPA

1 Newbold Terrace
Leamington Spa
CV32 4EA

01926 437 807

leamington@accordproperty.co.uk

www.accordproperty.co.uk

