




Letting your property



“” I trust Northwood with everything of value that I own. I trust them with my business, I trust them with my own home; I trust them to make the right decisions when I am not available. They have always been caring, considerate, thorough and professional in the way they care for everything I have.



Why Northwood?

We're committed to going over & above in everything that we do: providing an outstanding service to all of our customers. We believe in weaving this philosophy through every aspect of the Northwood service.

We know that letting out a house can be stressful

There is a huge amount of legislation involved in letting out a property, and the whole business of being a landlord can seem pretty overwhelming. So we've made it our business to take the stress and the hassle out of the experience for you.

Our exclusive Guaranteed Rent Scheme offers you ultimate peace of mind - and that level of service is what makes us different from other Lettings agents. It's also what makes us proud of what we do.

Accidental Landlord?

Many of our landlords did not entirely intend to become landlords - but have rather fallen into it through circumstance - perhaps through looking after a property for older relatives, or inheriting a property. If you are in this position, and are wondering how on earth to go about it, don't worry - we can help you through the whole process. Our Fully Managed Landlord Service and Rent Guarantee Schemes are set up so that you don't have to manage any of the day to day hassles that come with being a landlord - designed to give you total peace of mind.

A fully customised service.

We know that everyone's circumstances are different - and so we offer different service propositions depending on what you are looking for - and what will suit your lifestyle.

It all starts with listening - and understanding exactly what it is you need, right from the start. So our agents will always begin by having a chat with you to find out a little bit more about you - it means we can offer you a service that is customised just for you.

The importance of local knowledge

We pride ourselves on our local knowledge and understanding of our local area. Every member of our staff know their postcodes inside out.

They know the best bits, the up-and-coming areas, the sidestreets, the greens. They know where the good schools are, how far you are from the cinema, where the hidden gems can be found. The park with the best swings, the theatre with the best shows, the bars with the comfiest seats.

So you know you're consulting the right people when it comes to understanding the local rental market. Whether it is advising you on a buy-to-let property, the knowledge needed to give informative viewings around your property, or matching the right tenants to your property - you're in safe hands.





“” I love visiting them in the office but I know that they are a safe pair of hands and I can just leave everything to them. I’ve tried other agents but Northwood is by far the best.



What we offer

We're proud to offer a range of services based on what you need from us in terms of support for letting your property. The philosophy behind all of these services remains the same: we go over & above to offer you the lettings experience you are looking for - and provide all the support you need.

Guaranteed Rent Service

Our exclusive Guaranteed Rent Scheme offers the ultimate peace of mind. The scheme offers you as the landlord the benefit of a guaranteed fixed monthly income from your property. You are guaranteed to receive your rent - even if the property is empty, or if the tenant stops paying. The way that it works is that your local Northwood branch essentially become your tenant. We guarantee to pay your monthly rent, that means no more rent stress for you. We take on that responsibility.

Fully Managed Landlord Service

The Fully Managed Service is ideal for landlords who have limited time to manage their property. We look after every aspect of the tenancy - organising contractors when they are needed, managing day to day issues with the tenants - just as we would with the Guaranteed Rent service - the key difference is that we do not provide guaranteed rental payments.

Some landlords prefer to be completely hands-on. If you are willing to take on the full responsibility of running the tenancy and simply want help finding a suitable tenant, or assistance with some of the financial and administrative tasks. These next two services are aimed at those landlords who are more hands-on:

Tenant Find Service

This service is designed to help you manage one of the most important challenges with Letting a property - finding suitable tenants. We charge a small set-up fee for finding the tenant, assisting you with property preparations, interviewing tenants, drawing up the necessary agreements and preparing the inventory.

Rent Collection Landlord Service

Collecting rent can be one of the most time-consuming and potentially stressful aspects of being a landlord.

We charge a set-up fee for finding the tenant, assisting you with property preparations, interviewing tenants, drawing up the necessary agreements and preparing the inventory. We then take responsibility for rent collection and payment to the landlord by BACS.

Throughout everything, good communication remains at the heart of our service. We keep you updated and informed without overwhelming you. We're here to help you throughout every part of the process of letting your property.

Why your local Northwood?

As your local Northwood team we're really proud to be a part of the local community here. We'd love you to come in and meet us - we're always keen to find out more about you and what you need. A conversation is just the beginning of your property journey, but it's a great place to start. Every customer is different, just as every property is different.

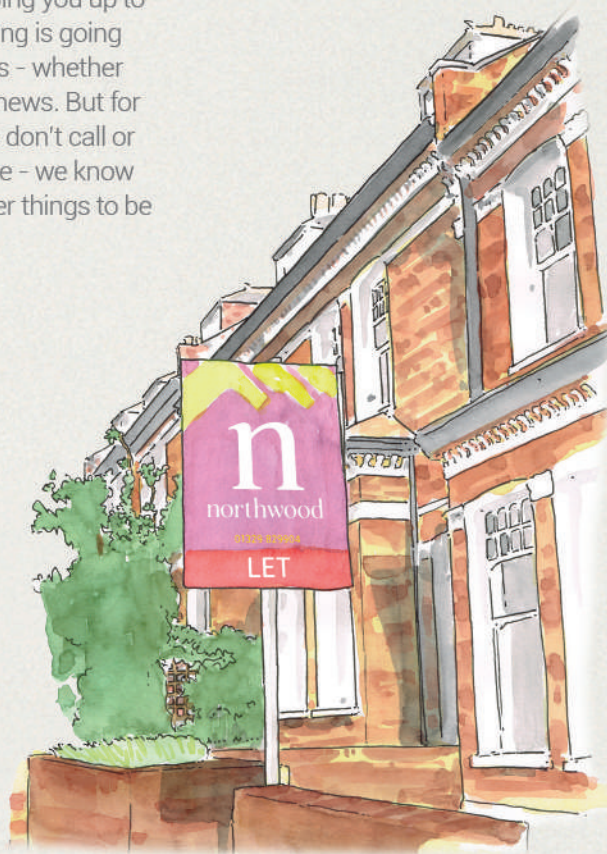
Introducing your local Northwood team

Our team is made up of talented people with a range of specialities and skills across Lettings, and Buy to Let. We started our Northwood franchise to put our property knowledge and expertise to good use - and to offer the local community something a little bit different. Northwood as a business has always stood for an outstanding level of service and an ability to use our local knowledge to make sure we are able to find you exactly what you are looking for.

Agents acting on your behalf

We are dedicated to going over & above in everything we offer. We're invested in our business and it matters to us that we get it right for you - our reputation is built on providing a superior level of service.

We believe in clear and concise communication - keeping you up to date with how everything is going is really important to us - whether it's good news or bad news. But for us that also means we don't call or email you all of the time - we know you have plenty of other things to be getting on with.





““

I have been on the Northwood Guaranteed Rent Scheme for many years. I previously looked after the let of my Father's property myself and it was a nightmare. This experience however has been very easy - everything is taken care of, all I have to do is authorize maintenance costs. I have traveled a lot over the last few years and it honestly has been care-free not having to worry about the property or arrange tenants - it's been well worth it.



Your Legal Requirements

There are certain laws governing the Letting of properties which you need to be aware of as it will be your responsibility to make sure you comply with these procedures.



We've listed a few examples of legislation below that will apply to you. Your local team at Northwood will be able to help you understand these and any other regulations that you need to be aware of.

Energy Performance Certificate (EPC)

All tenants need to be provided with energy efficiency information when they first view the property and must then receive a paper copy of the certificate should they decide to move in. **We can instruct a contractor to complete an EPC for you.** In some parts of the UK, the tenant has a right to request that work is carried out in order to improve the energy efficiency of the property. Although the landlord will not be able to unreasonably refuse the work, it is the tenant's responsibility to ensure the work is funded.

Gas Safety Certificate (GSC)

The Gas Safety Certificate is a legal requirement to ensure that all gas appliances in a property are safe. You must ensure that this is **renewed every twelve months** and that a copy of the certificate must be forwarded to those who require it. We can organise this on your behalf.

Smoke and Carbon Monoxide alarms

In most parts of the UK, there is a requirement to have a suitable system in place for detecting smoke and the escape of carbon monoxide. Although the requirements vary across the country, **your local office will be able to advise on what you need to do in order to comply.**

Electrical checks

Scotland is currently the only part of the UK where it is a legal requirement to complete electrical checks on rented properties. However, **all landlords across the UK have an obligation to ensure the property and its electrical system is safe**, so an electrical check is recommended.

PAT tests

As a landlord **you are obliged to ensure that all electrical appliances are safe and fit for purpose.** This can be done by arranging a PAT test, which is renewed annually.

Furniture and fire regulations

It is your duty to make sure that **any soft furnishings left in the property comply with current regulations.** For further information visit www.direct.gov.uk

Prepare inventory

This is a thorough record of the condition of your property and its contents. **We take a full photographic record of the property inside and out.** Like all important documents, this needs to be kept in a safe place for future reference and regularly updated.

Register with the deposit protection service

There are three government- approved providers available. You are required by law to register all tenant deposits so that they are protected by a third party for the duration of the tenancy. **We can organise this on your behalf.**

Over & Above ✓