

PREMIERLET

Letting Agents and Property Managers
Glasgow & St Andrews



RESIDENTIAL LETTINGS &
PROPERTY MANAGEMENT

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This is Premierlet

An independent letting company dedicated to the service of landlords as we recognise that maintaining the capital growth of what is likely to be one of your largest assets is as important as achieving the right rent. We achieve 95% occupancy year after year and pride ourselves in providing a letting service

Our focus

We are fully focused on the needs and priorities of the landlord and unlike estate agents our loyalties are not divided by dealing with property sales and mortgages. For tenants we know how important your home is and we do everything in our power to ensure a well maintained, suitable and affordable home.

For our landlords

Whilst for every Landlord achieving a good rent is very important, having the right Tenant is of equal importance. There is often pressure from Landlords to install a Tenant as quickly as possible. However, many years of experience have taught us that it is often worth taking time to find the right Tenant. This is the key to avoiding many of the problems that can be encountered with property management.

Finding the tenant

Finding a Tenant can be easy, ensuring it is the right Tenant is paramount, that is why we are so fastidious about referencing. We conduct a full reference and credit check profile on every applicant for your approval.

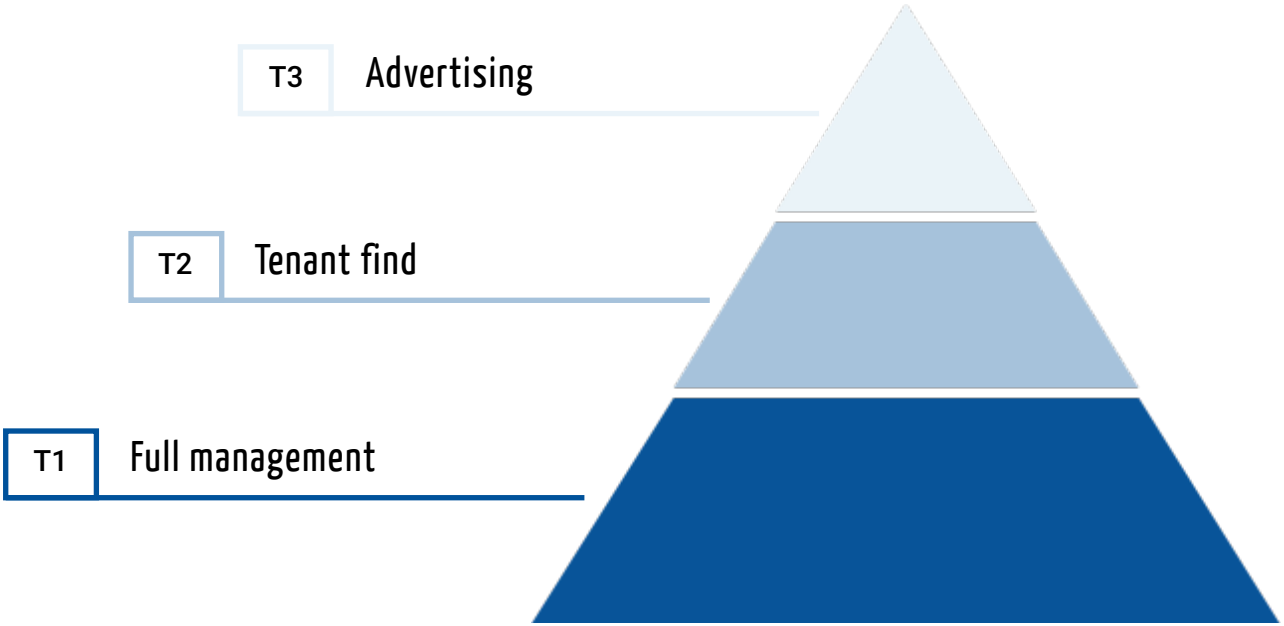
We start by establishing with yourself the type of person you wish to occupy your property. We then match this to prospective Tenants who we will take references and credit checks on. With a wealth of experience to call upon, our trained staff are there to help you avoid the pitfalls and ensure the best results.



Management services

Offering a specialist service with 30 years experience in letting with dedicated and committed letting advisors achieving occupancy levels of over 95% each year depending on location and rental value.

We recognise that you're as individual as your property. Therefore, we've tailored our management services into 3 tiers to suit the requirements of every landlord.



How we look after your property

Premierlet operate four departments that oversee the different aspects of letting your property. Ensuring your property is conscientiously managed through every step of the letting process.

The Lettings department sees in tenants and the Checkout department sees them out.

The Accounts department deals with rental collections and any trade work invoices.

Property maintenance calls on a pool of skilled tradesmen to carry out any repairs and can also arrange property upgrades like installing a new bathroom or kitchen.

Our fully managed service is our top tier designed to take care of all the commitments associated with being a full time landlord which means that we take the stress out of being a landlord. Simply hand us a set of keys for your property and we'll do the rest for you. As landlords ourselves we know what landlords want: good tenants, rent paid on time, the property looked after well and no unwanted hassle. Premierlet provides a service that ensures you get what you want.

Our comprehensive service includes the following:

Dedicated letting advisors providing continuous consultation including the drawing up of legal agreements and accompanied viewings.

The monitoring of rental payments with income statements issued monthly ensures late payments are kept to an absolute minimum by our Accounts team.

Maintenance issues dealt with quickly and efficiently. With safety certificates kept up to date.

We also inform local council authority of change of occupancy when tenant moves in and ensure that utility companies are also advised.

Also including our tenant find and advertising expertise.

Tenant find

We understand that finding the right tenants for your property can be time consuming and stressful. Using our advertising and high volume of prospective tenants we see every day we will match your property with the right tenant.

With professional vetting of tenants including credit checks and references. Then a interview with a senior member of the team.

Want to manage your property but with the added benefit of our knowledge and expertise then tier 2 is for you.

Advertising

By arrangement one of our marketing advisors would call at your property to assess the rental potential and offer advice on the legal requirements if letting your property.

As part of the marketing strategy, high quality pictures would be taken of the interior and exterior of your property for advertising on a wide range of our networks.

From our high profile offices, to our easy to use and much visited website on mobile, tablet and desktop devices. As well as through the following high profile channel Rightmove.

Why choose us

Letting property does not need be stressful. When using the right agent, it should be painless and enjoyable. Using a specialist letting agent will make all the difference. We're experts in our field and as lettings is our only business, everything we do is geared towards minimising void periods and maximising rental income for our landlords whilst providing the first class level of customer service our landlords have come to expect. There are **6 simple steps** to letting your property...

1. Choose your agent

An agent with a proven record in the letting business. With almost 30 years in lettings, the management at Premierlet have a wealth of knowledge and experience in this field. As members of the Scottish Landlords Association we're specialists in lettings and everything we do is geared towards minimising void periods and maximising rental income for our landlords.

2. Get maximum exposure

It's vital your property reaches serious tenants so we invest heavily in our advertising. We have a significant online presence reaching thousands of tenants via the leading internet property portals including Rightmove and our own modern [website](#) via, mobile, tablet and desktop devices. Your property will have the advantage of our high profile location window displays 24hours a day 7 days in St Andrews and East Dunbartonshire. The result is your property to the right tenant – Fast.

3. Take legal guidance

With so much red tape and legislation governing the industry, landlords face a minefield of legal responsibilities. Breaches of certain types of legislation often have criminal sanctions attached resulting in fines or imprisonment for the landlord. Therefore, it's essential that all relevant procedures specific to your property are followed. Because we are specialists in lettings, we can guide you through each and every piece of legislation that applies to your particular property.

4. Find suitable tenants

Finding quality tenants means conducting thorough referencing checks. Leading letting agents will independently verify the identity, status and background of each applicant. No stone should be left unturned to ensure the applicants are who they say they are and are capable of paying the rent. We only recommend the very best candidates to our landlords. Our in house referencing standards are stringent because when it comes to our landlord's properties, there's no room for error.

5. Tenancy paperwork

It takes an expert to know how to reflect the workings of UK tenancy laws within lettings documentation. We are experts in drawing up legally binding and accurate tenancy agreements and paperwork, such as the inventory, to give our landlords the very best service to protect their property and income stream. We take care of all the necessary paperwork on behalf of our landlords.

6. Rent and deposit

The first month's rent and deposit should be taken before the keys are released and a standing order for the remaining rent set up by your agent. Landlords are legally required to safeguard tenants' deposits under a custodial Government Tenancy Deposit Scheme. We're members of My Deposit Scotland and all deposits we take on behalf of our landlords are protected in this way at no additional cost.

Landlord checklist

Before any property can be advertised and made available for a tenant to move in, the following items must be attended to:

- ☐ There must be a valid, gas safety certificate in place covering all gas appliances
- ☐ Every landlord must register themselves, and any properties they own, with their local authority.
- ☐ Properties must be appropriately insured for rental purposes
- ☐ There must be a minimum of one appropriate smoke alarm, per floor, within any rental property. (HMO properties require more)
- ☐ Every property must have an energy performance certificate (EPC) for marketing purposes

To Do List:

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To find out more about our set or to talk through your requirements please contact us at either our Glasgow or St Andrews office.

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