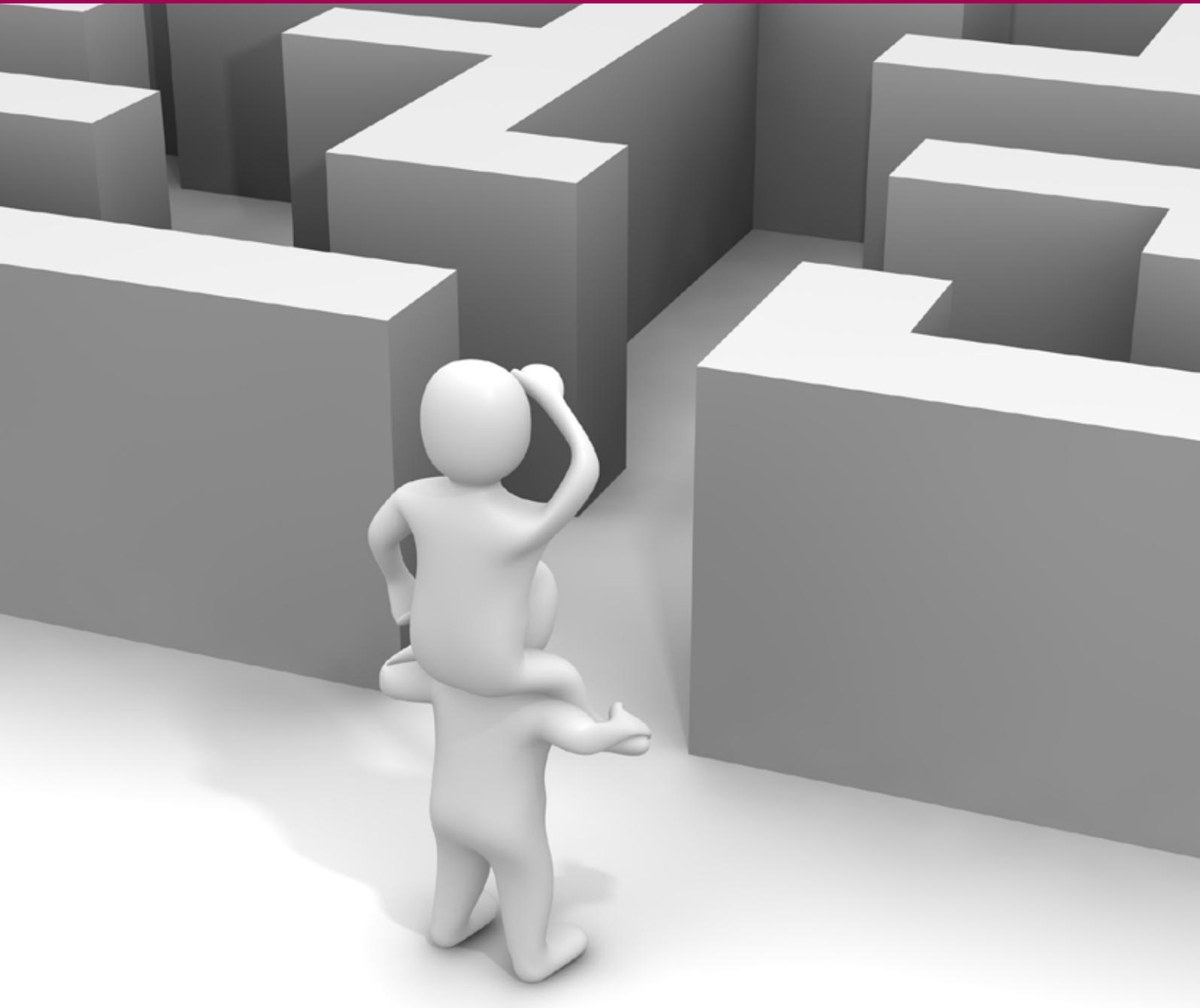




Let Select[®]



**Looking to find a
good tenant quickly?**

Welcome to Let Select.

DESIGNED FOR YOU

Let Select is property internet advertising designed for experienced or professional landlords who prefer to manage their rental properties themselves, without the involvement of a letting agent.

It has the added value of quality vetting to your chosen criteria, as well as the added benefit of handling all the responses. You get to see just the responses that match your instruction, sent straight to your mobile phone.

The service is available to any landlord in England and Wales. It is also available to overseas landlords who have properties in England and Wales.

HOW IT WORKS

You pay a one-off fee per property in advance. You select the level of marketing and on which internet property portals and websites it appears on.

The internet marketing lasts for up to two calendar months from the time the advert initially goes live, and we'll carry on marketing the property until you notify us that you've found a tenant. Once we've been told you have a tenant moving in, we'll show the property as let for two weeks, then we'll remove the advertising from the sites.

All you need to do is select the package you want, send us the relevant number of images by E-mail, send us the details of the property and the Advertising Agreement and make payment. We'll do the rest.

We'll go live within three hours of receiving all your details. Then sit back and wait for your phone to beep!

As part of this service we'll vet each person according to your instructions and then text you their name and contact details straight to your mobile phone by SMS text message.

Then it's down to you to contact the prospective tenant to take things further.

We're confident that you'll get the responses you'll need to let your property quickly and the next time you need us to market the same property, we'll already have the details on our system. At the touch of a button we'll be able to start marketing your property, saving time and money and cutting out the risk of any void periods.

BOLT-ON SERVICES

Once you've found a prospective tenant you like, we can provide additional "bolt-on" services for an additional cost:

CREDIT CHECKS & REFERENCING

Need peace of mind? We can conduct full credit checks and both employer and landlord referencing on your behalf. The charge can be made to the prospective tenant or tenants as is the norm in the lettings sector.

£70 plus VAT per person

TENANCY AGREEMENT

Need a tenancy agreement drawn up? We can provide a tenancy agreement which is up to date and which conforms to the very latest legislation.

£34 plus VAT

TENANCY RENEWAL

Want your tenants to commit to another six or twelve months to give you that added peace of mind? We can provide a tenancy renewal service, including new tenancy agreements for both parties. The cost can be charged to your tenants, if you prefer.

£40 plus VAT per agreement

LEGAL SERVICES

Need to issue a Section 21 to legally take your property back? Tenant not paid and need to issue Section 8 Notice? Want to increase the rent and want to do it correctly by issuing Section 13. We can provide you with these services.

£40 plus VAT per Notice

LEVELS OF ADVERTISING

Our highest level of marketing is our Gold package which comprises a "premium" listing on **www.rightmove.co.uk**, and a standard listing on **www.primelocation.com** and on **www.findaproperty.com**. You can have up to 20 images of the property which we'll need you to supply to us by E mail. The advertising lasts for as long as you need to find a suitable tenant or two calendar months, whichever is the earliest.

If you don't need a "premium" listing on **www.rightmove.co.uk** you could opt for our Silver package which advertises on all the same sites but as standard listings, with up to 15 images of your property. Again, the advertising lasts for as long as you need to find a suitable tenant or two calendar months, whichever is the earliest.

Our basic package is our Bronze package which is excellent value and does the job with no extras. This package comprises one standard listing on **www.rightmove.co.uk** with up to 10 images that you supply.

HOW TO ADVERTISE

In order to start marketing your property we'll need you to read and agree to our Advertising Terms and Conditions.

Complete the Advertising Agreement and scan it and Email it to cs@letselect.co.uk or fax it to 08450 177 881.

If you'd prefer to pay by Bank transfer, send the payment, including the VAT, and use the first line of your property address as the reference. This is the property you're marketing – not your home address.

Then send us an Email attaching the relevant number of images, together with the following information that we'll need:

- ✓ The full postal address including postcode of the property
- ✓ The rental amount per calendar month
- ✓ The amount of deposit you'll be asking for
- ✓ When the property is available, in date format
- ✓ Whether it is furnished/unfurnished or whether you're flexible
- ✓ The type of property – house, barn conversion etc.
- ✓ How many bedrooms

- ✓ A Summary of up to 300 characters – this is a brief description of the property and its location. It should catch the eye of anyone reading the summary, to want to know more.
- ✓ Up to ten bullet points, such as “Double glazed throughout” or “Allocated parking for two cars”
- ✓ A Main Description – unlimited number of characters. This is a detailed description of the property and what it comprises.

Finally, your preferences as to:

- ✓ Pets
- ✓ Smoking
- ✓ People in receipt of Housing Benefits

Most importantly, don't forget to let us know your mobile number so we can send you responses as and when they come through.

If you have any queries just call Client Services on 08450 177 880. We're here Monday to Friday 9am to 5.30pm and Saturdays 9am to 3pm.

SOME HELPFUL TIPS

As we're an advertise-only service we can't give you any advice as to the rental value you'll be able to receive on your property. For that reason its best to do your research first. No matter how good the advertising, if your property is overpriced, it won't get any response.

It is better to be at the high end of a lower band, than at the low end of a higher rental band. For example, marketing a property at £695 pcm is better than marketing a property at £725 pcm. This is because at £725 you'll be in competition with other landlords and agents marketing properties up to £800 pcm and these properties could well be considerably bigger, or better presented, or even just better advertised.

Ensure that you contact your prospective tenant as soon as possible. The lettings market is extremely buoyant and things change by the minute. If you leave it too long before contacting your responses, they may well have found another property and already agreed the let. So be quick!

We appreciate that you may not want any further involvement; our partner company is a full-service letting agent and property management company so

we can arrange to protect and hold deposits for you, draw up tenancy agreements and carry out full credit checks and referencing, all as additional “bolt-ons”. Of course, any additional work is charged but all our fees are straightforward and transparent.

Want FREE credit checks and referencing? Simply ask your preferred tenant to send a text message saying APPLY to 60777 and we'll do the rest! Alternatively give them our contact details and we'll arrange everything, giving you feedback as to their application as we go along. We'll direct your tenant to a website where they can download and complete application forms. As is the norm in the industry, we'll charge the tenants to conduct credit checks and referencing and as part of this service even draw up your tenancy agreements. Call Let Select Client Services on 08450 177 880 for more details of this valuable added service for no extra cost to you.

If you're not getting any responses at all after a week or so, you may need to reduce your price. Just drop us E-mail and we'll do this for you. Unfortunately, because of the type of service this is something that you'll need to monitor and instigate yourself. We'll drop the price to whatever you tell us.

YOU CAN CONTACT US...



By phone – **08450 177 880**



By email – **cs@letselect.co.uk**

Further information can be found at **www.letselect.co.uk**