

# Compare your agent to FSS

## Does your letting agent...

Your agent FSS

- Guarantee rents free of charge for up to 12 months?
- Fully credit check all tenants?
- Prepare property particulars with extensive photographs and detailed floorplans?
- Have a dedicated team of professional staff solely responsible for Residential Letting?
- Employ Association of Residential Letting Agents qualified and trained staff?
- Provide full written property observation reports at least twice per annum?
- Provide a detailed Inventory and Schedule of Condition including internal photographs which is fully compliant with Tenancy Deposit Registration criteria?
- Preside over a property portfolio with a value in excess of £350 million?
- Operate a fully safe guarded separate Client audited bank account?
- Arrange for all front line staff to personally view all marketed properties?
- Have a modern town centre ground floor showroom?
- Provide free internet advertising on Rightmove, Primelocation and On The Market.Com?
- Employ a dedicated maintenance co-ordinator to oversee all repair and maintenance enquiries?
- Ensure all tenant viewings are conducted by an experienced and qualified staff member?
- Forward client funds direct to a nominated bank account using BACS within 4 days of rental receipt?
- Collect a security deposit/bond in excess of one month's rent?
- Have excellent links with relocation agents and blue chip corporate companies?
- Provide comprehensive ARLA authorised standard Tenancy Agreements?
- Have access to quality, fully insured, tradesman with instant call out facilities for all repair and maintenance issues?
- Let property for a standard fixed 12 month period (6 months and in excess of 12 months also available)?
- Charge tenants a very competitive administration fee?
- Minimise property void periods through pro-active tenancy management?
- Organise for landlords and tenants insurance cover on property and contents?
- Ensure prompt attention to all landlord and tenant queries?
- Subscribe as bonded members of Association of Residential Lettings Agents, the National Association of Estate Agents, Association of Professional Inventory Providers, Tenancy Deposit Scheme?
- Have attractive property window displays and internal showroom marketing?

Your agent FSS

- Provide £5 million of professional indemnity insurance?
- Protect all tenants deposit and issue Tenancy Deposit certification protecting all landlord and tenant funds?
- Provide free tenancy check outs?
- Ensure gas and electric safety certification is provided?
- Have a reputation as a most professional residential letting agent?
- Offer a choice between full managed, let only and rent collection services?
- Look after in excess of 1,000 properties in the Harrogate District?
- Take care of overseas clients tax affairs and provide free annual tax statements?
- Closely supervise repairs and maintenance?
- Open 6 days a week?
- Provide out of hours maintenance supervision?
- Supply a free To Let board?
- Run an active and extensive e mail/telephone/postal mailing list?
- Provide detailed monthly rent statements and copy contractor invoices?
- Provide free annual statements of account for client tax purposes?
- Thoroughly check Inventory and Schedule of Condition at the expiry of tenancy and deal with any dilapidations and tenancy deposit disputes?
- Notify utility companies of tenancy changes and meter readings?
- Not charge existing tenants renewal fees?
- Provide impartial Buy To Let advice?
- Have a prominent town centre location?
- Provide Energy Performance Certification?
- Have wide ranging market knowledge and experience?
- Average in excess of 35 new lettings per month throughout the year?
- Take no commission from maintenance contractors?
- Employ professional in house account managers dealing with all rent payment issues?

## Congratulations!

If your agent can provide all of these your property will be in safe hands.

If not, you may have potential problems ahead!

Please contact Feather Smailes Scales for free advice on how your property can be successfully let and managed, thus maximising rental returns.



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