



STEPPING STONES

RESIDENTIAL LETTINGS

First Floor, 7 Parsons Street, Banbury, Oxon. OX16 5LW
Tel: 01295 275909 Web: www.steppingstonesletting.com

Tenant Find and Install Service

‘Driven by customer
satisfaction’

First Floor, 7 Parsons Street, Banbury, Oxon. OX16 5LW
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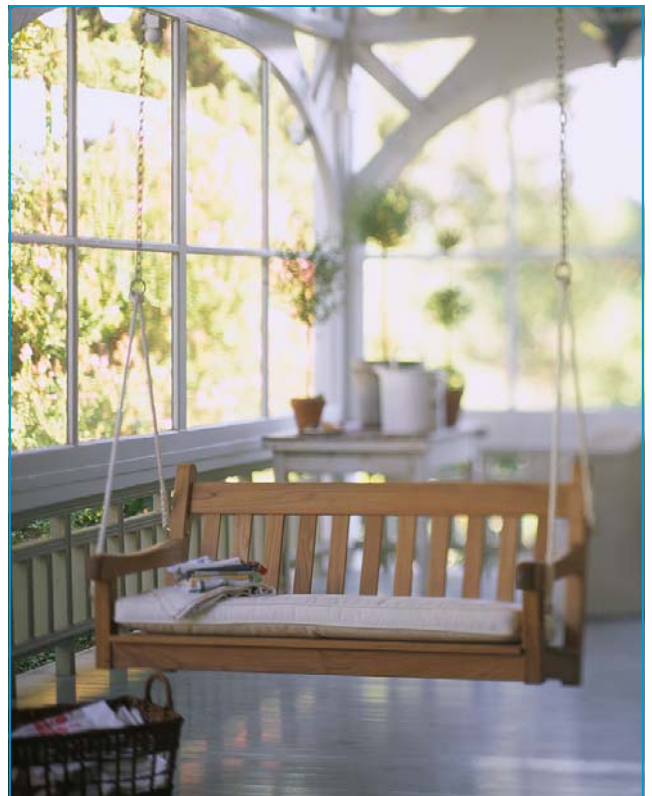
About us

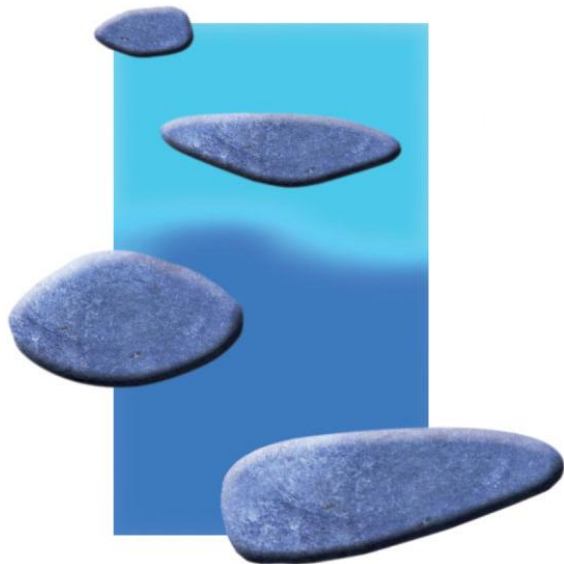
Stepping Stones is a family owned and run company built on the foundation of a personal, friendly and professional approach. We are 100% focused and dedicated to Lettings and management.

For the more experienced landlord who is comfortable with the day to day management of their property we also provide a tenant find and install service that allows you to take advantage of our advertising and marketing. We can tailor this service to your individual needs.

Renting a property can provide one of the most stable forms of investment. If you already have a property, letting is flexible and reliable. Whilst the property is let and managed the value appreciates in line with property prices and also provides you with regular monthly income. This can ensure that your property is both paid for and looked after while you are abroad or working away.

When you choose our property management service, you can rest assured that we know all the problems that can arise. So if you want to let your property, sit back and relax whilst we take care of it for you.





Our Tenant Find and Install service includes the following:

Valuation

First of all you will need to contact us and arrange for us to visit your property to carry out a free no obligation rental valuation. Our valuation will be realistic to local market levels, we do not give a high valuation just to get the property on as it will only stand empty with no rental income which doesn't benefit anybody.

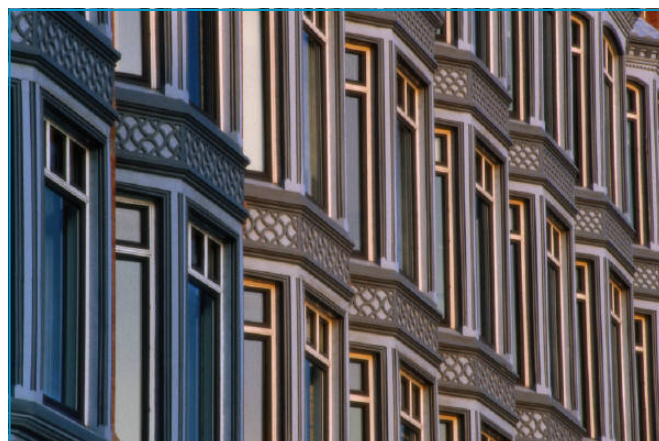
Marketing

We will take detailed particulars of the property with full colour photos. Particulars will be sent to all applicants who are on our mailing list waiting for property similar to yours. Your property will be placed on our website and rightmove.co.uk, the countries largest property lettings website, also it will be advertised in the local newspapers.

Viewings

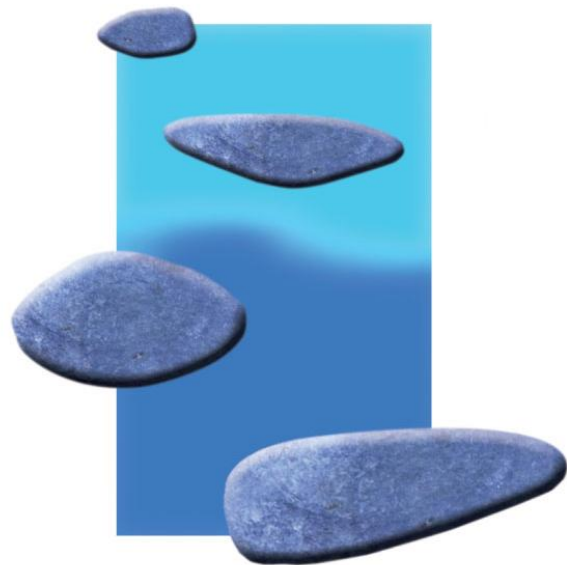
When we have a prospective client who suits your requirements we will arrange a convenient time with yourself and show the prospective tenants round. All our viewings are accompanied and you are always contacted before we arrive.

Referencing



When we have a prospective tenant who would like to apply for the property and who you are happy with, we ask them to complete an application reference form. This entails obtaining their work and bank details and if they have rented before their previous Landlord details. These are then sent to a referencing agent who will obtain the credit references and inform us of any problems. We, at this time ask them to put a holding deposit against the property.

View all our properties on
rightmove.co.uk
The UK's number one property website



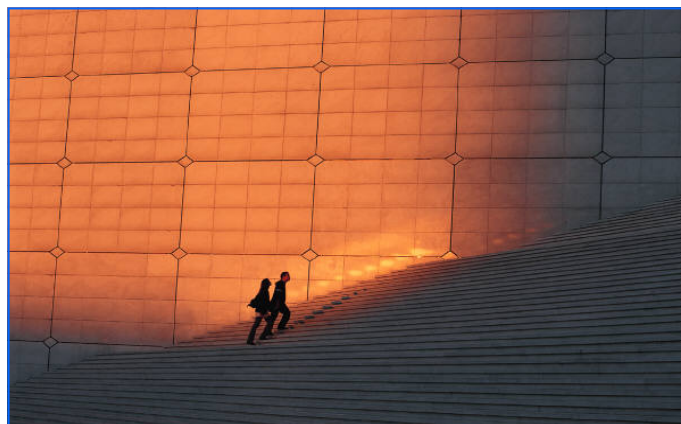
Tenancy Agreements

The tenancy agreement that we will use will be tailored to your needs but will probably be an Assured Shorthold tenancy for a fixed term of either 6 or twelve months. We will send a draft tenancy agreement to you so that you can see



what the tenants and we on your behalf will be committing to. The tenancy agreement details what the tenants and landlord can and cannot do during the tenancy. We will add extra clauses to your agreement if required, for example if you want to use the loft space for your own storage we can make it exempt from the tenancy. You are more than welcome to have the agreement checked by your solicitor

or ask them to contact us and we can go through it with them.



Moving tenants into a property

The day the tenants move into the property they will pay the first months rent and a Deposit which we will register with the Dispute Service. They will sign the tenancy agreement, be given the schedule of condition and inventory, the gas safety certificate and the keys and then are free to move into the property.

Fees

Our fees are straightforward with no hidden charges. This service has a single fee starting from £500. This may be negotiable if more than one property is involved. We will not take an inventory for this service although this can be arranged for an additional cost. Please note that all of our charges quoted are exclusive of V.a.t which is payable at 17.5%.