

How do we promote your property to get it let fast?

It is critical we get your property rented quickly, but with the right tenants for the long term. To do this we focus on advertising with the major web portals in the UK to maximise your property's exposure. We work with the most popular web portals that have proved consistently successful for letting properties, these include:



These web portals are promoted both on and off line and are linked to a huge variety of search engines, including Google.



TIMESONLINE



telegraph.co.uk



MSN, Yahoo and the Times partner exclusively with propertyfinder.com. Choosing Samuel Estates will ensure your property will also be actively promoted on their sites

Written promotion...

Promotion doesn't stop there – we advertise in the Loot newspaper and quality lifestyle magazines such as Time & Leisure magazine.



Word of mouth speaks volumes

Samuel Estates are the preferred rental agency of Countryside properties the award winning developer – this speaks volumes about how successful our service has been to our clients at these developments.

We also have plenty of happy clients across the UK and overseas – should you want a personal reference from one of our many clients we would be happy to provide it or even arrange a brief chat.

Proactive management

We don't leave things until the last minute – if you are having a change of tenants we start the promotion of your property, plenty of time in advance – so you have a seamless transition between tenants with minimum disruption to the rental value.

If you would like an informal chat to discuss your property needs - please give us a call.

Professional, expert lettings and management



Samuel Estates growing client base is built on a relationship of trust, integrity and total commitment to personal service. We offer more than just competitive letting and management rates – by being dedicated to providing both our clients and tenants with exceptionally high service, to keep delivering rental value over the long term. We are a friendly, dedicated team of talented individuals who offer a comprehensive range of letting's and management services. We freely offer help and advice on how to get the maximum value from your investment property.

A successful approach to letting

Samuel Estates already has a great reputation, and our portfolio of properties reflects that. Feedback from our current clients shows that our approach is what they appreciate – we are friendly, professional and willing to go the extra mile to get things done.

Whether this is the first time you have rented your property or you have a portfolio you are looking to place – Samuel Estates makes the process relaxed, rewarding and seamless with support every step of the way.

Our professional and friendly approach has meant Countryside Properties the award winning developer has made us its preferred letting agent on many of its London and Surrey developments.

Happy tenants are good tenants

Samuel Estates focus on finding the right tenants for your property – and take you through the letting process step – by – step. Starting with guidance on the right fittings, finishes and décor, promoting your property to the right target audience and vetting tenants to ensure a long term let.

We are highly experienced at looking after tenants and are able to respond quickly and trouble shoot when needed to make sure your property is well maintained and looked after.

Samuel Estates has attracted many high quality tenants and corporate lets. We work with Homeseach Relocation, Laurel Pub Group, the Irish Embassy and IBM amongst others to find long term executive lets for their employees.

If you would like an informal chat to discuss your property needs - please give us a call.

Making your property shine!

We have a team of exceptional cleaning personnel available for domestic and business cleaning services.

Our cleaners are reliable and efficient, nothing is too much trouble - the services can be tailored to your needs - you choose which chores to include. We offer several different packages and we are happy to tailor them to your needs:

Regular domestic cleaning contract

This service is ideal for people who want a regular cleaning service on a weekly basis. We offer bespoke services tailored to your needs and can include any domestic chore you wish. Some examples of chores you can mix and match from, are:

- **General dusting and hovering**
- **Mopping, dishwashing and kitchen cleaning**
- **Bathroom cleaning, mopping and polishing**
- **Laundry service – clothes washing and ironing**
- **Linen washing and change including making beds and towel change**
- **Window cleaning and polishing**
- **Any other domestic chore around the home**

Our competitive rates for this service are £9.00 per hour (minimum of two hours for a basic clean and tidy).

Not only will we clean and tidy your property but to make things easier for you we bill monthly as standard, via email.

Office/Retail cleaning service

We offer a full office or retail premises cleaning service – our reliable and trustworthy team are happy to service your property out of hours so as not to interfere with your business.

This service can be tailored to the needs of your business premises to ensure you get exactly what you need.

Our rates start from £12.00 per hour with monthly billing via email.

Pre and post let cleaning service

Sometimes tenants and workmen don't quite leave things as you would like when they vacate your property. It is critical to create the right environment when letting your property you want to leave potential tenants with a great impression, cleanliness is a key part of this and the potential rental returns will more than cover the cost.

Our cleaners will make sure your property is more than presentable for your viewings.

Pre/post let cleaning service from £49.00

Give us a call to discuss how we can make your properties shine!

Tailored letting services



Whichever letting service you decide is the one for you – we will be with you every step of the way to ensure success and make the process hassle free. We provide a very personal service and work hard to get the best rental value for your property.

Premium letting and management service

Letting and managing a property can be challenging to say the least - it doesn't need to be, at Samuel Estates we take all the pain. Our Premium letting service takes the hassle out of owning a rental property. Our goal is to maximise your rental value and ensure you have high quality, long term tenants.

This preferential service includes all the things you would expect from an agent plus much more including:

- **Extensive promotion of your property targeted at the right potential tenants**
- **Accompanied viewings to highlight the benefits of your property**
- **Rental negotiations with tenants, no one enjoys haggling so we do it for you and work to maximise your rental returns**
- **Full tenant reference and credit checking – a little bit of background ensures you have the right people**
- **Draw up and complete the tenancy contract**
- **Arranging full independent inventory compilations – plus check in and out service**

- **Negotiating tenancy renewals – providing a seamless service**
- **Rental collection service – with a monthly accounting and settlement to you promptly**
- **“Landlords Online” our dynamic web based application offering our clients 24/7 access to their property information and accounts via the internet**
- **Chasing late payment and resolution of disputes and trouble shooting if needed**
- **Regular property inspection and reports so you know the condition of your property**
- **Sole point of contact for tenants – so you don't have to worry about routine repairs and maintenance or have the unpleasantness of late night phone calls**
- **Advice and compliance of safety regulations and landlord responsibilities under the Housing Act 1988.**

So if you want the income of an investment property without the hassle this is the service for you.

You get all of this for a fixed rate of 12.5% +VAT per month, spread across the year so you don't feel the pinch in the first month of rental.

If you have a portfolio of properties we would be happy to discuss tailoring this service and the rates to meet your needs.

If you would like an informal chat to discuss your property needs - please give us a call.



Tel: 020 8090 9000 • email: info@samuelestates.com • www.samuelestates.com

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Introduction only service



- **Full tenant reference and credit checking – a little bit of background ensures you have the right people**
- **Draw up and complete the tenancy contract**
- **Full independent inventory compilations – plus check in and out service**
- **Negotiating tenancy renewals – providing a seamless service**

So if you want to get your investment property let without the hassle this is the service for you.

You can get your property let to the right tenants for a fee of 8% +VAT.

If you have a portfolio of properties we would be happy to discuss tailoring this service and the rates to meet your needs.

If you would like an informal chat to discuss your property needs - please give us a call.

Finding the right tenant for you

You want to find the right tenant for your property, you want a long term solution and you want to be sure the tenant can meet their obligations.

Our Introduction only service provides the perfect solution, we take the hassle out of promoting your property, run checks on your new tenants and follow this through until the contracts are signed. We will also handle the renewal and renegotiation of the contract to make sure you keep your property remains let for the long term.

This service includes all the things you would expect from an agent plus much more including:

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- **Accompanied viewings to highlights the benefits of your property**
- **Rental negotiations with tenants, no one enjoys haggling so we do it for you and work to maximise your rental returns**

Financial Services



At Samuel Estates we like to feel that we can anticipate all of our clients' needs and offer a complete service. If purchasing a property to let, or if you wish to let your existing home, you may well benefit from specialist financial advice.

For this reason we recommend our Independent Financial Adviser, Tim Blunt, to offer you advice and recommendations on finding the best way of financing your plans. We feel that it is very important that you speak to someone, who has access to the whole market place of mortgage lenders to ensure that you are aware of all your options.

This service is provided free of charge and without any obligation to take any of the advice given.

If you would like to benefit from this advice - please give us a call.

Value-let only service

Getting your property let

Our value let service is designed for clients who want help promoting their property to find tenants and dealing with all the related paperwork but who want to continue the day-to-day management and undertake the property viewings and rental negotiation themselves.

You can get your property let via our Value-let service for a fee of 4.95% +VAT

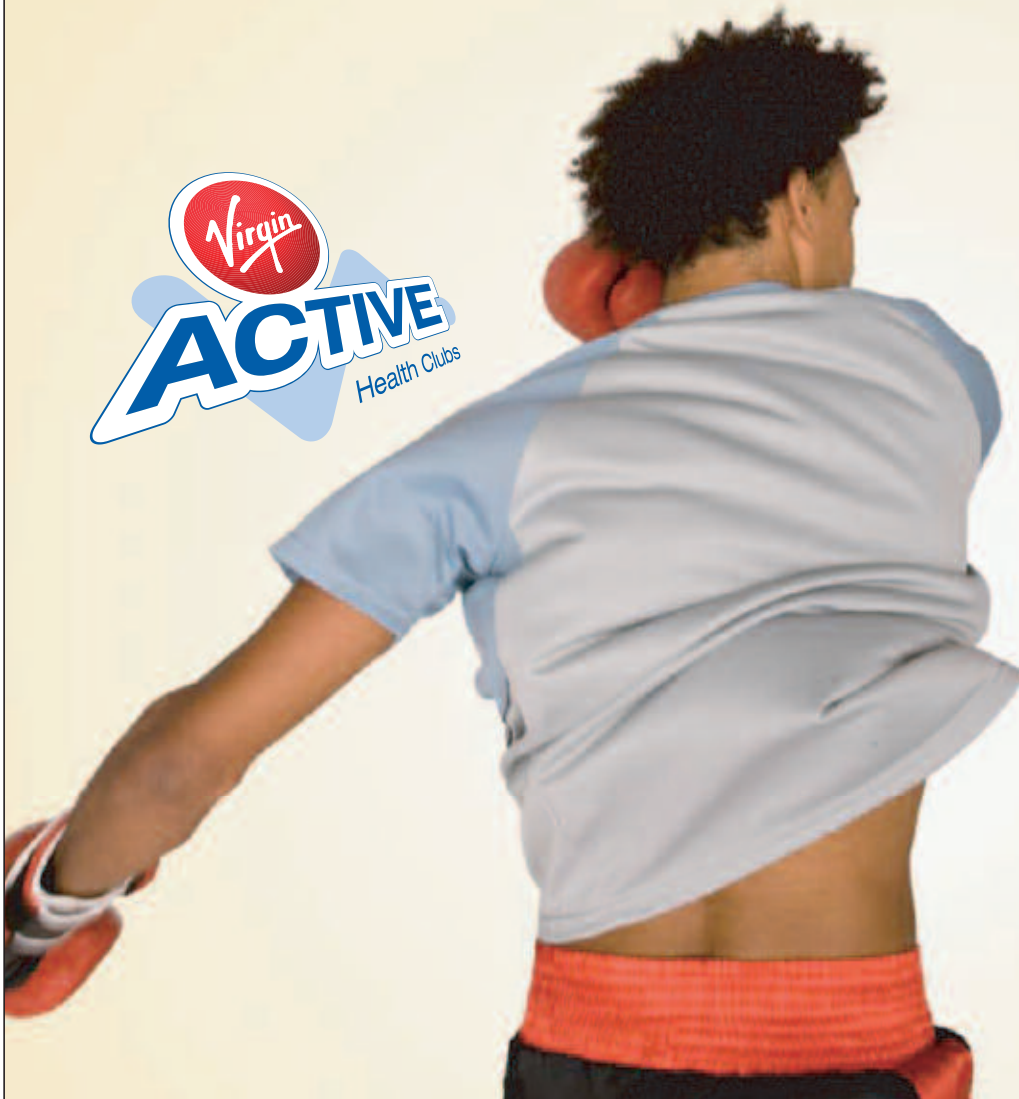
If you have a portfolio of properties we would be happy to discuss tailoring this service and the rates to meet your needs.

If you would like an informal chat to discuss your property needs - please give us a call.

Make your move

Whether you're in the gym, pool, studio, or spa, this is one exercise experience that promises to move you like never before. With all the latest Technogym® equipment, exhilarating classes, massive studios, a 'ladies-only' area, boxing ring, plus luxurious 25m indoor pool and spa complete with sauna, steam room and Jacuzzi - get ready to move mind and body!

£10* to join when you rent or buy a property with Samuel Estates!
Call 0845 130 9555 to book your FREE DAY PASS*



*£10 to join refers to joining fee only; monthly membership fees still apply. Free day passes are available by appointment only. Limit one per person, and subject to satisfactory completion of a medical questionnaire. Terms and conditions apply

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