



SAMUEL ESTATES[®]
Residential Lettings & Sales



WELCOME

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to Samuel Estates

Built on trust, integrity and commitment Samuel Estates has developed an exceptional reputation and offers a quality range of homes.

For landlords and tenants, trouble free letting is guaranteed.

Our membership of professional organisations, including ARLA (Association of Residential Letting Agents) is your assurance of best practice and bonded protection of rental incomes and deposits.

For both sellers and buyers we always go the extra mile. We understand that this can be a very stressful time, so at Samuel Estates we go out of our way to make the process relaxed, rewarding and seamless. Our team of talented and friendly staff, offer you the highest standard of service and support.

I want to make the right decision for the future

Samuel Buying

Making big decisions for the future can be difficult, that's why at Samuel Estates we do more to guide you through the whole process, right from the very first viewing to the date of your completion. Whether you are buying your first home, upgrading to a bigger property or buying to let we will be there every step of the way.

We will always ensure that you are accompanied on all your viewings and we will be ready to answer your questions and because you have the support, knowledge and experience of the team by your side, you'll find it easier to make the right choices.

Once you have found your property we can help you find the right mortgage and connect you with local solicitors.



I always want to be in the picture

Samuel Sales

All our valuations are backed up with hard facts and we provide a free Hometrack Report; an independent marketing report that shows you all the aspects of the property market that directly affect the pricing and saleability of your home. We will always strive to achieve the best price possible for you.

Comprehensive marketing is vital. Samuel Estates spends thousands of pounds every year to ensure that your property receives maximum exposure. We will list your property on every major property portal and on Samuel Estates' very own website samuelestates.com which receives thousands of unique visits every month. We also advertise locally in magazines and newspapers.

For buyers, being in the picture is easy with "Text SAM" our mobile content service which delivers pictures and property details to their mobile phones. It enables interested parties to access information on Samuel Estates properties instantly from our eye catching property boards.

To make your property stand out from the others, we employ the services of professional photographers to capture the beauty of your home and have detailed floor plans drawn up. Additionally, we produce quality brochures as part of our sales service.

We always place great emphasis on keeping our sellers informed at all times. We know that there is nothing more frustrating than not knowing what is going on.



I want to have happy tenants

Samuel Lettings

We want you to love letting, especially when it's made so easy and effortless. You can rely on us to move fast and to find you the right tenants. We advertise on all the UK's successful property websites, major portals and search engines to reach the biggest rental audiences. We interview all prospective tenants and carry out professional referencing to ensure that they are honest and trustworthy.

We offer a range of property letting services which let you have as much involvement in the process as you want from Introduction Only services, Introduction and Rent Collection to our Fully Managed service.

We also provide "Landlords Online" a unique and secure service that enables you to see important information about your property. "Landlords Online" is complimentary for all Samuel Estates landlords using our Managed and Rent Collection services. It makes tracking property income and expenses easier and quicker, helping to reduce your annual accountancy charges.

For landlords and tenants, trouble free letting is guaranteed. Our membership of professional organisations, including ARLA, is your assurance of best practice and bonded protection of rental incomes and deposits.



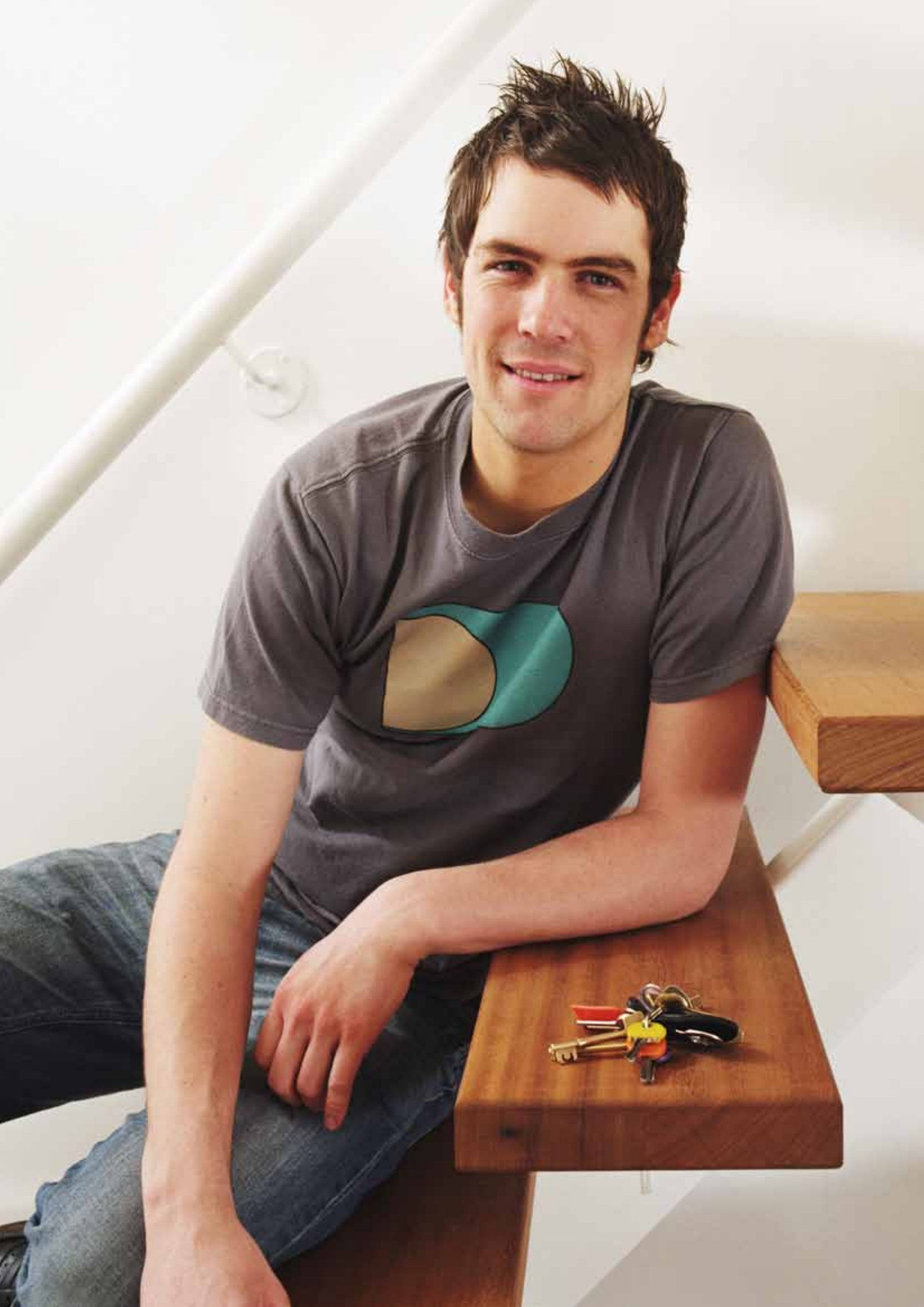
I want to feel this is my home

Samuel Renting

We'll help you find just what you're looking for, whether a studio apartment or family home and will make the whole process easy. We provide accompanied viewings so you can ask any questions you have about the property.

Our full membership of the Association of Residential Letting Agents (ARLA) and the Tenancy Deposit Scheme (TDS) means you will receive a leading service backed by expert knowledge of current legislation, to ensure your tenancy contract is absolutely fair and clear.

For the tenants who are renting properties we manage, we are here to make sure that your tenancy is an enjoyable living experience. We will take care of notifying the various utility companies that you have moved into a property, resolve any maintenance issues you may have in an efficient manner and we are also on hand to offer any advice you may require throughout your tenancy.



I want to have a hassle free let

Samuel Management

Our experienced property management team look after hundreds of properties on behalf of our clients. We carry out regular property inspections and report back to our clients directly on the condition of their properties. We are the sole point of contact for the tenants so you do not have to worry about the routine repairs and maintenance or have the unpleasantness of receiving late night phone calls.

Unlike most other agents we do not take commissions from sub-contractors who undertake repairs or maintenance work on your property and we go out of our way, to make sure that we get you a fair price and a great service from the contractors we use.

We are on hand to offer you advice and make sure you are in compliance of safety regulations and landlords responsibilities under the Housing Act 1988. We arrange for an Independent Inventory to be carried out on your property which includes a comprehensive report of the contents, fixtures and fittings.

If you prefer to have a more hands-on approach or have a portfolio of properties, we can adapt our property management services to suit your needs.



I want an agent I can really trust

Samuel International

If you are a landlord living overseas, rental income can be a taxing issue therefore having an agent you can totally trust is an absolute necessity. At Samuel Estates we will make the process easy and hassle free. We can advise you on the HM Revenue & Customs Non-resident Landlords Scheme and help you with your application.

You can also benefit from our "Landlords Online" service, which is complimentary for all Samuel Estates landlords using our Managed and Rent Collection services. It makes tracking your property income and expenses easier and quicker, helping to reduce your annual accountancy charges.

If you are currently with another agent and would like to transfer the management of your property to us, we will make the process as straightforward as possible.





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