

# Taylor's

Residential Lettings

*Thank you for inviting us to provide advice on letting your property. We will be writing to you shortly with full details of our Terms and Conditions but, in the meantime, we hope the advice given will help you make an early decision to appoint Taylor's as your letting agent.*

## *Great* Our service also includes:

- **All Advertising** - to include Leicester Mercury, branch windows, our in-house property list, PLUS Taylor's and the Rightmove websites, giving world-wide exposure to your property 24/7.
- **Hot Boxing** - the constant flow of prospective new tenants, created by our marketing, will be contacted by phone with details of your property as soon as it comes on the market with us.
- **Free Accompanied Viewing** - we show all prospective tenants around, as soon as possible, six days a week and up to 7pm weekdays - we're open when our clients need us.
- **A Full and Comprehensive** reference procedure for each new tenant.
- **Preparation of the Tenancy Agreement**, including all up to date legislative requirements.
- **All-Inclusive Inventory** - to make sure there can be no misunderstanding at a later date (where Taylor's are instructed to manage the property).
- **Notification to the Relevant Utilities** - we will read the meters and notify gas, electricity and water suppliers and liaise with the Council when tenants move in and out.
- **FREE!** rent-guarantee scheme for the initial six months' tenancy.

*Allow us to make your investment work for you!*

**0116 264 1384**  
*Always working harder for you!*



www.taylor'sps.co.uk

# Taylor's

Residential Lettings

## **FREE Rent Guarantee**

*If, within six months of the start of the tenancy, the tenant fails to pay the monthly rent, the insurers will pay:*

- The rent due (monthly in arrears), for a maximum four months or until vacant possession has been obtained.
- All of the Landlord's legal costs incurred in obtaining vacant possession as a result of non payment.

### **Provided that:**

- An Assured Shorthold Tenancy agreement is signed.
- The insurers receive a claim form within 21 days of the rent falling due.
- The insurers shall not be liable for more than four months' rent arrears.

*This guarantee is arranged by Taylor's Residential Lettings and is provided by a specialist broker. Taylor's Residential Lettings do not accept liability for settlement of claims.*

*Please note that the first month's rent arrears is not covered by the guarantee (an excess equivalent to one month's rent applies). Legal costs associated with non-arrears related disputes are not covered. If cover is required to this extent, please contact Taylor's Residential Lettings for details of additional protection.*

On expiry, the Rent Guarantee can be extended, provided that the tenant is not in arrears or in dispute. Please ask for the rates applicable to this extension, as they vary from time to time.

*Allow us to make your investment work for you!*

**0116 264 1384**  
*Always working harder for you!*



www.taylor'sps.co.uk