

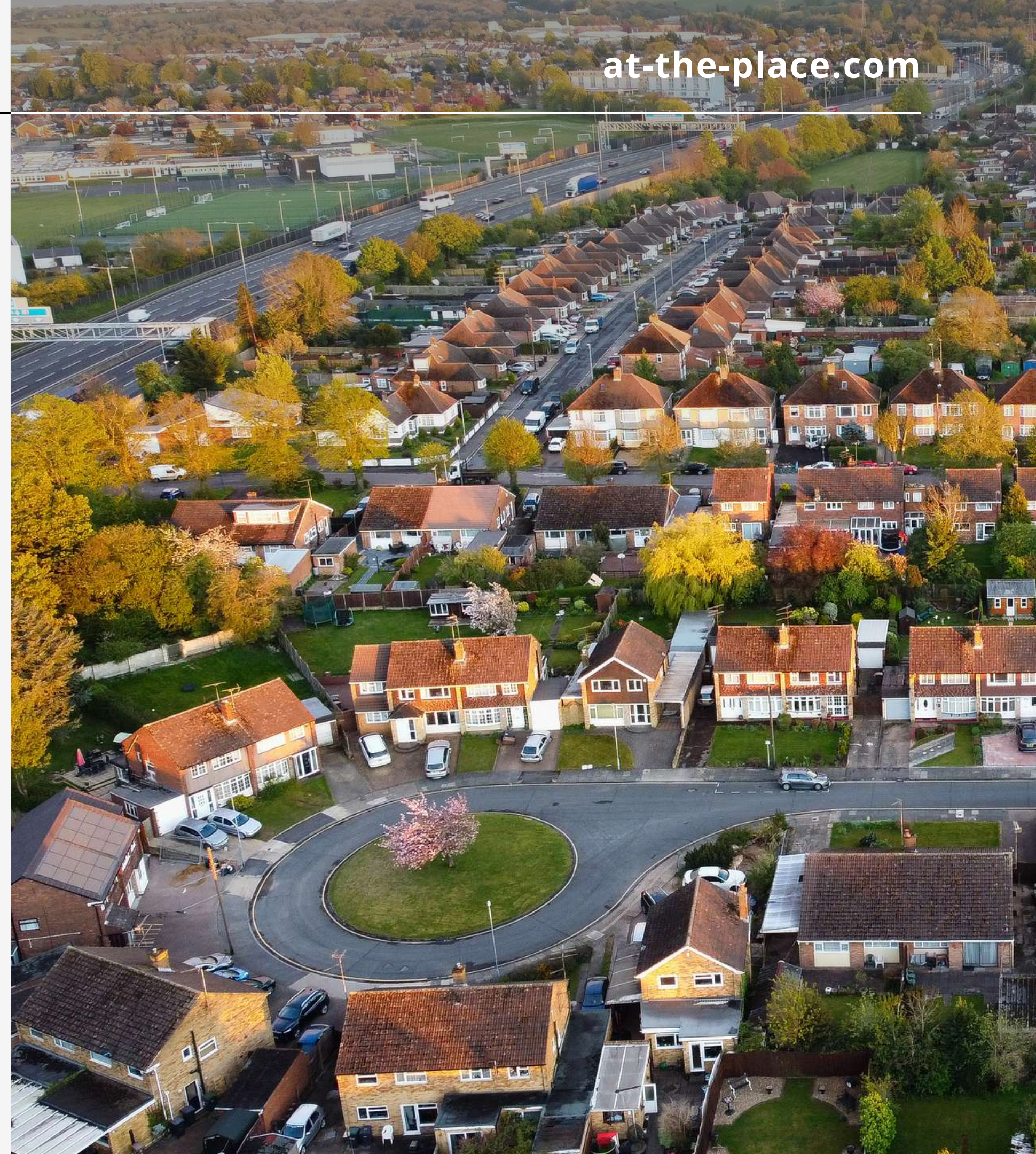


LANDLORD PRESENTATION

20
23

COMPANY PROFILE

We are a contemporary and customer-centric agency with a team of seasoned experts in lettings. Our objective is to provide exceptional service that ensures your utmost satisfaction. With a comprehensive range of services, we cover all aspects of property lettings, from tenant acquisition to efficient management. Our approach is built on trust and reliability, fostering strong relationships with our clients.





MISSION

We are committed to ensuring transparency and honesty in the process of letting a home.

Through streamlining our services and prioritizing communication, we aim to provide our clients with a comfortable experience in entrusting us with one of the biggest transactions they will experience. Our team, consisting of landlords and homeowners, understands firsthand what it's like to be in our clients' position, and we never lose sight of our purpose and dedication to the job.



OUR ETHOS

- We believe in building trust with our clients by being open and honest in our communications and actions.
- Our team of experts is always on hand to provide support and assistance, no matter the situation.
- Our property agents are highly knowledgeable and up-to-date with regulations, ensuring that your property remains compliant at all times.
- We understand that every client and property is unique, which is why we provide a bespoke service tailored to your specific requirements.



BLACKPOOL

LEEDS

GREATER
MANCHESTER

SHEFFIELD

LIVERPOOL

BIRKENHEAD

CREWE

NOTTINGHAM

BIRMINGHAM

OUR
COVERAGE



ROADMAP TO GREAT TENANTS

Comparables

Analysing comparables is vital for our team, ensuring accurate pricing and attracting quality tenants for optimal rental success.

Marketing

Effective marketing through portals, signage, photography, and social media maximises exposure.

Viewings

Conducting in-person viewings provides a personal touch, fostering trust, and allowing landlords to showcase the property's unique features, increasing tenant interest.

Affordability Checks

Conducting thorough affordability checks on potential tenants safeguards your investment, reducing the risk of financial instability and ensuring consistent rental income.

Application Reviews

Personally reviewing each application demonstrates a commitment to selecting reliable tenants, ensuring a good fit for your property and promoting a harmonious landlord-tenant relationship.



ROADMAP TO GREAT TENANTS

Legal Checks

Performing thorough legal checks, such as right to rent verification, safeguards landlords from potential legal complications, ensuring compliance and peace of mind in the renting process.

Referencing

Thorough referencing provides valuable insights into a tenant's background, reliability, and financial stability, enabling landlords to make informed decisions and minimise rental risks.

Inventory

Conducting comprehensive inventories protects both landlords and tenants, ensuring clear documentation of the property's condition and minimising disputes over damages, ultimately fostering a transparent and hassle-free tenancy experience.

Check-In

Personally conducting tenant check-ins ensures a smooth transition and sets the foundation for a successful tenancy.

**Happy Tenants,
Happy Landlords**

@ThePlace

IN-HOUSE MAINTENANCE

STREAMLINING YOUR PROPERTY MANAGEMENT.

Opting for an in-house maintenance team within our letting agency delivers a multitude of benefits. We prioritise prompt response times, cost-effectiveness, and the utmost tenant satisfaction by seamlessly handling all maintenance matters in-house.

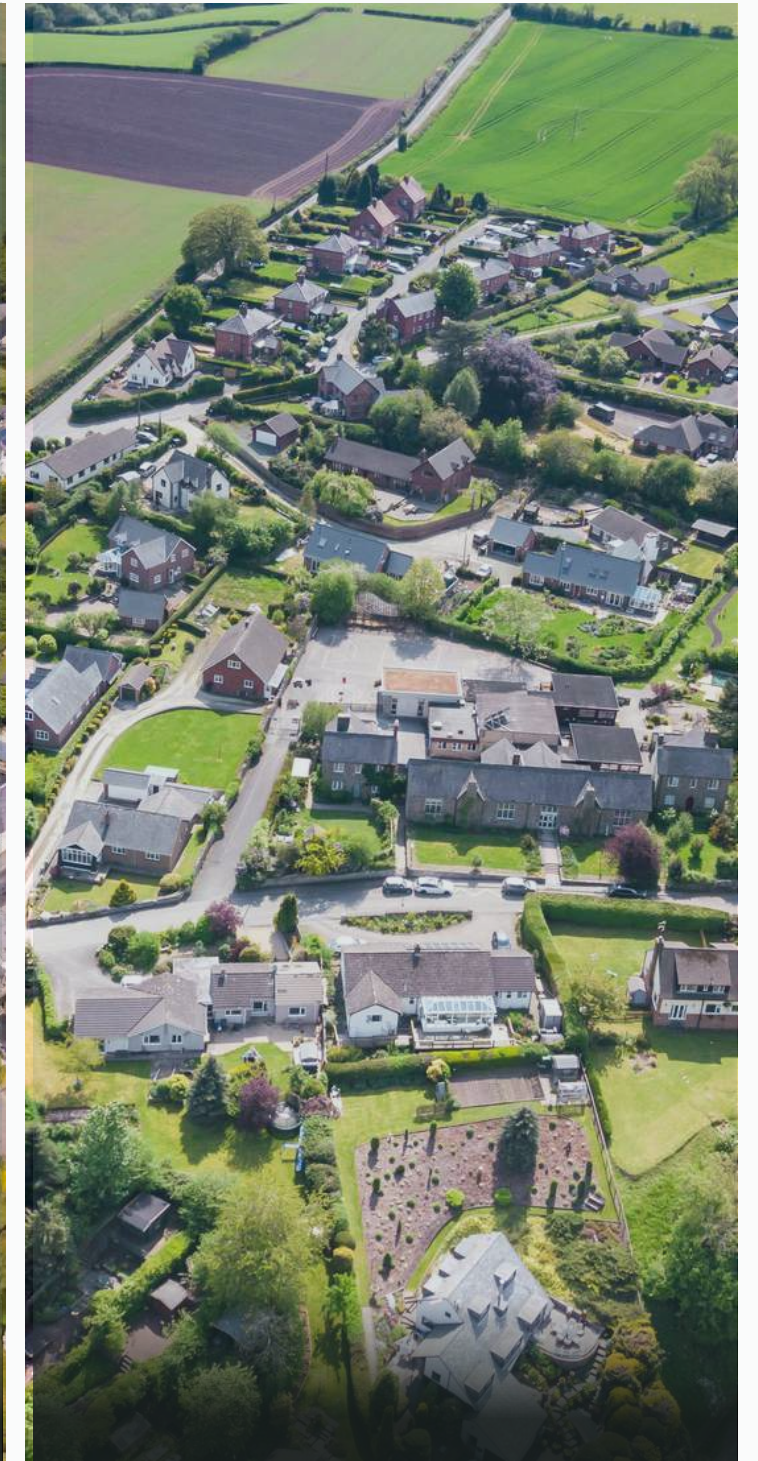
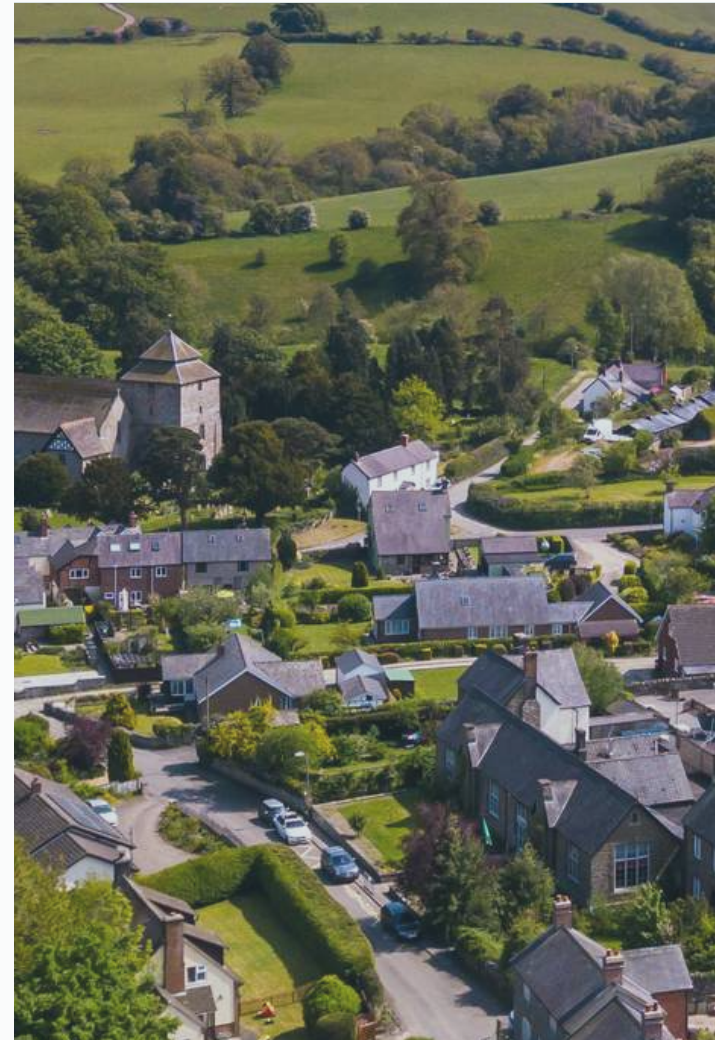


@ThePlace

PORTFOLIO BUILDING

Our portfolio-building service aligns with our overarching philosophy at @ThePlace, embodying a tailored and customized approach that caters precisely to your requirements.

We possess expertise in managing the entire process on your behalf, ensuring a seamless experience. Our strategic planning service focuses on constructing a portfolio aligned with mutually agreed goals.



MARKETING SOLUTIONS



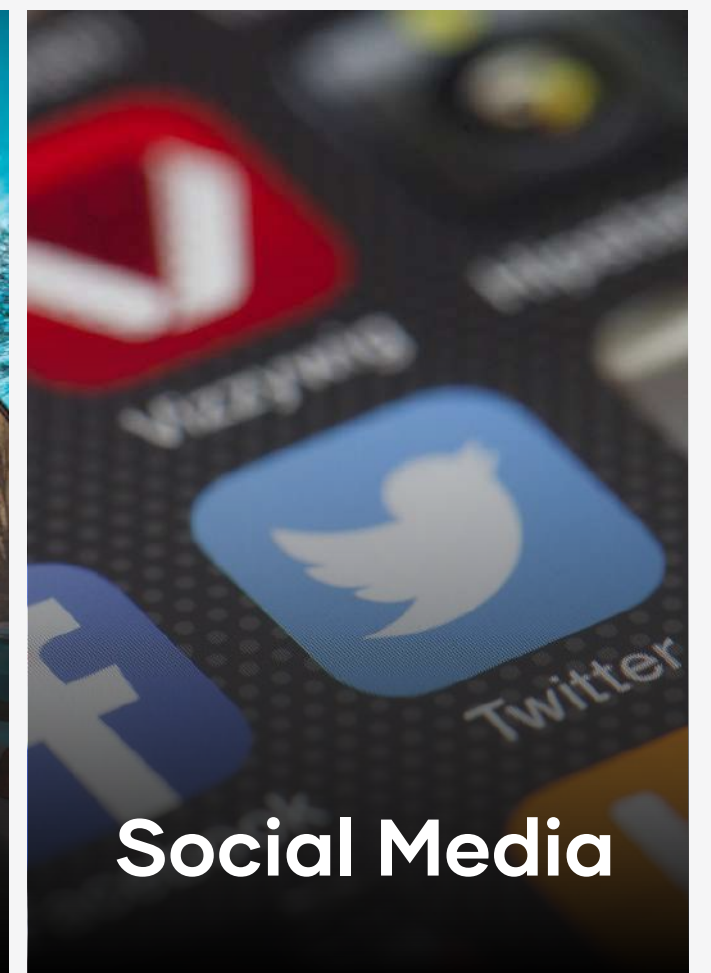
Photography



Portals



Signage



Social Media



The Advantages



Reduced Void Periods

Maintaining tenant satisfaction is pivotal in minimising property vacancies. We prioritise swift responsiveness to tenants' needs and promptly address any necessary repairs. By minimising vacancies, we aim to maximise rental income for you, the landlord.



Tenants Carefully Selected

We exercise utmost diligence in the selection of tenants for your property. We conduct thorough in-person meetings and comprehensive reference checks. If we have reservations about an applicant, we will decline their application.



Legal Compliance

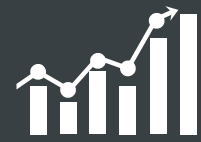
Ensuring compliance with all legal obligations is of paramount importance to all landlords. We take responsibility for promptly conducting essential tasks such as gas and electrical checks to meet regulatory requirements.



Achieve Maximum Rents

We understand that landlords aspire to attain optimal rental returns, and we ensure that we secure the highest feasible rents while establishing sensible and periodic annual rent reviews through mutual agreement.

How **We** Operate



Insider Knowledge

Our market expertise enables us to optimize rental income while efficiently managing tenant demand.



Flexible Viewing Hours

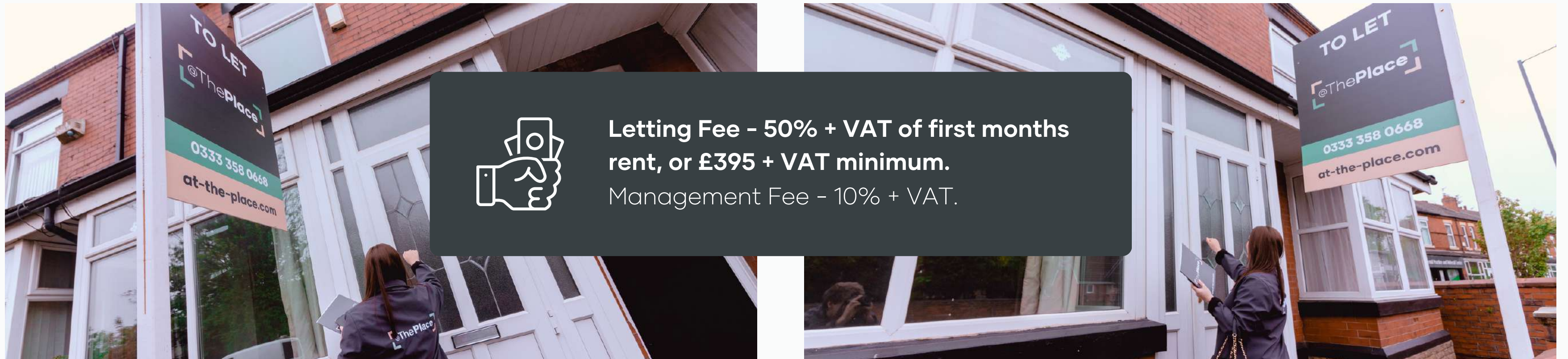
We recognise the demands of modern life and gladly accommodate flexible viewing schedules.



Fast Response Rate

We promptly address tenant and landlord issues, emphasising proactive resolution to maintain tenant satisfaction.

At a Glance: Our Fees

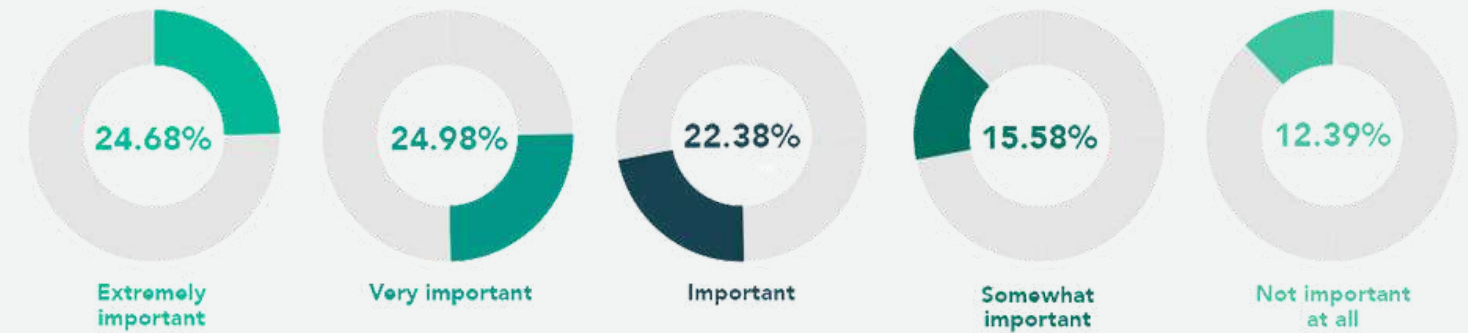


For a full, comprehensive breakdown of our fees, please ask for our 'Services & Fees' brochure.

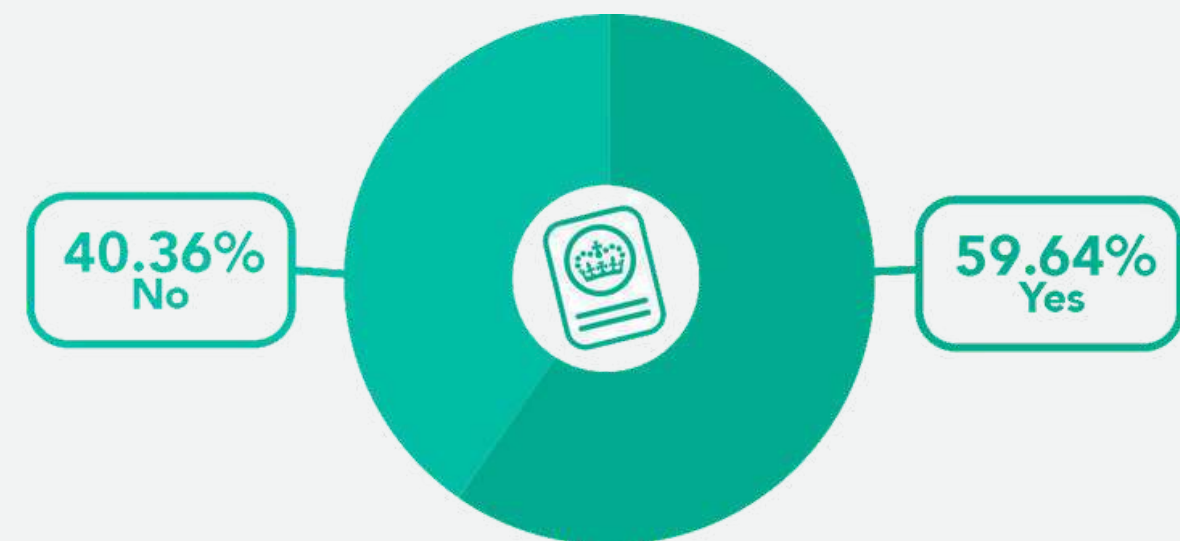
Landlord Statistics



IMPORTANCE OF TENANTS SUFFICIENT INCOME TO LANDLORDS IN ENGLAND (2023)

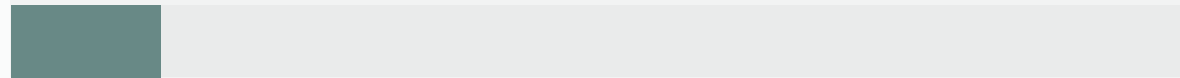


40.36% OF ENGLAND LANDLORDS UNAWARE OF UPCOMING RENTERS REFORM BILL

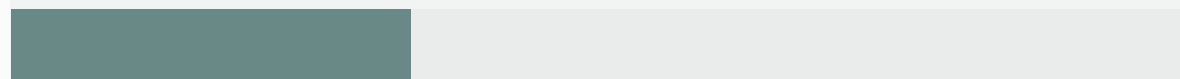


TENANT STATISTICS

11.5% OF RENTERS HAVE LOST OUT ON A PROPERTY DUE TO BEING UNABLE TO SECURE A VIEWING



35.8% OF PRIVATE RENTERS EXPERIENCED A LACK OF AVAILABLE PROPERTIES IN DESIRED LOCATION

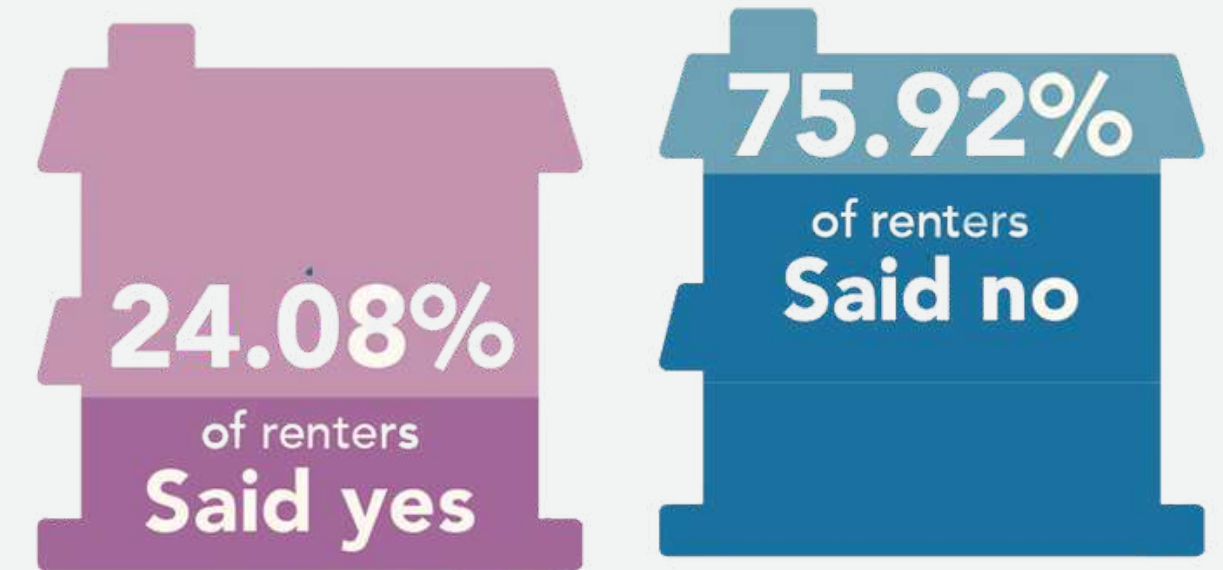


81% OF PRIVATE RENTERS ARE HAPPY WITH THEIR CURRENT LANDLORD AND PROPERTY



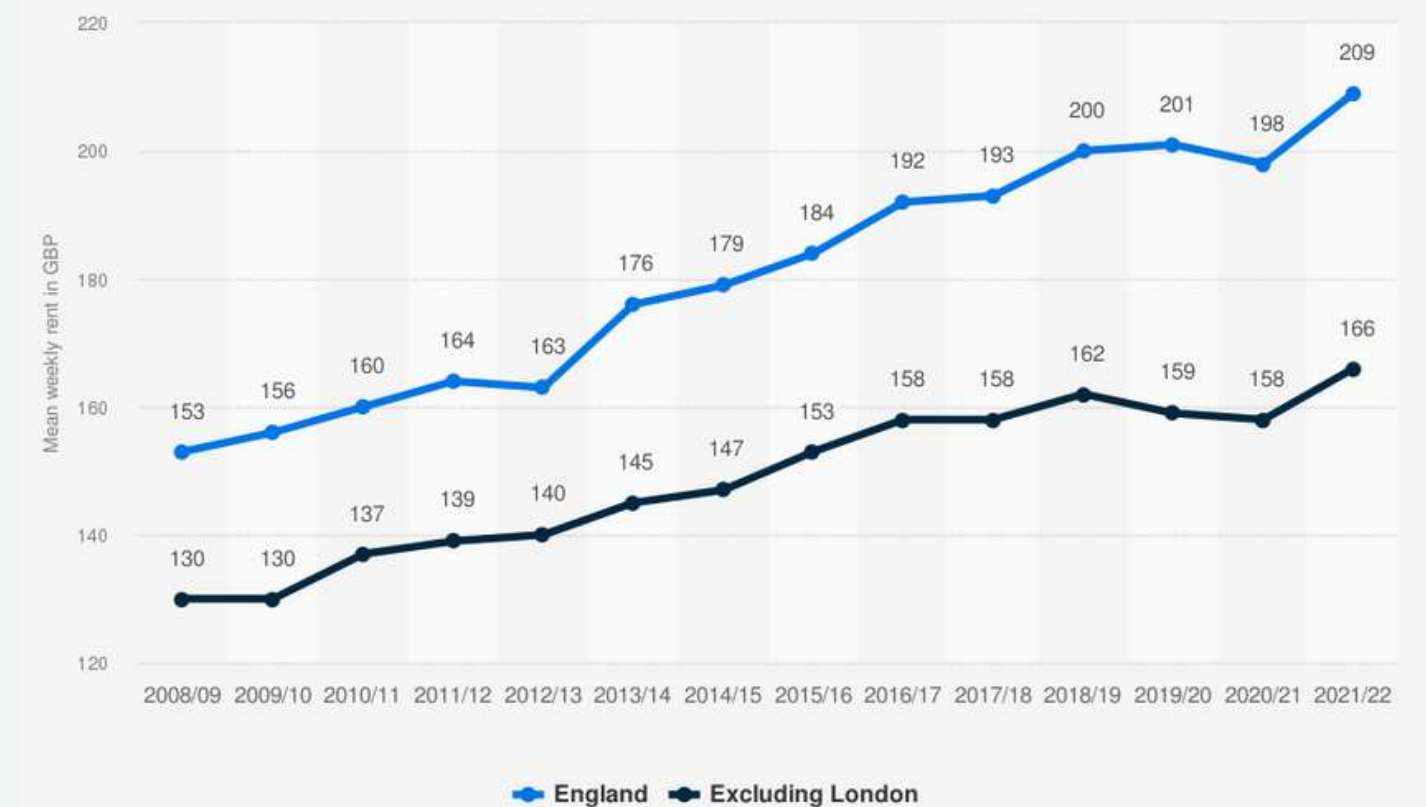
RENTERS:

DO YOU THINK YOU WILL OWN A PROPERTY IN THE NEXT 12 MONTHS?



AVERAGE WEEKLY RENT OF PRIVATE RENTERS IN ENGLAND

FROM 2008 TO 2022



CONTACT US FOR QUESTIONS, COMMENTS, AND MORE INFO



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