



oakestates

LETTINGS SERVICES

www.oakestates-fs.co.uk

239 St Albans Road, Watford, Herts, WD24 5BQ. Tel: 01923 212111. Fax: 01923 213391. Email: sales@oakestates-fs.co.uk

Landlords 'Tenant Finder Plus' Service Package incorporates

- Market appraisal of your property
 - Agree rental income
 - Prepare full measurements of property
 - Take internal and external photos of property
 - Inspect property and prepare comprehensive description
- Marketing of your property
 - Prominent corner office location on High Street
 - HD TV's and window displays marketing your property
 - Open seven days a week
 - Open until 6.00pm weekdays
 - Five full-time staff
 - Dedicated Lettings department
 - Full colour Sales Particulars
 - Full description
 - Multiple internal photos
 - Particulars immediately emailed and posted to prospective Tenants
 - Online
 - Oak Estates website
 - Full description
 - Multiple photographs
 - Link to aerial views
 - Link to Multimap location
 - Marketed on **Rightmove** website – largest in country
 - Marketed on **Zoopla** website – second largest in country
 - Marketed on **Prime Location and Find a Property** websites
 - Marketed on **Fish4homes** website
 - Marketed on **PropertyLive** website
 - Colour Press Advertising
 - Weekly double page spread in The Observer (Watford)
 - In The Avenues magazine
 - Whole page in My Watford News
- Accompanied Tenant viewings of your property – always!
- Rigorous vetting of all Tenant applicants – 70% of prospective Tenants rejected at this point!
- Put forward details of vetted potential Tenants to Landlord for consideration

Cont...



Paul Fortella t/a Oak Estates and Financial Services is an Appointed Representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

First Complete Ltd permitted business is advising on and arranging mortgages and non-investment insurance contracts. All Estate Agency & Lettings business is conducted outside of Oak Estates & Financial Services contract with First Complete Ltd.



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- Credit referencing on Tenant to include:
 - Credit Scoring
 - Income affordability check
 - Bankruptcy, CCJ and court decree check
 - Anti fraud check
 - Personal identity check
 - Report on detrimental credit history
 - Undisclosed addresses check
 - Previous landlord/managing agent reference check
 - Employers reference
- Inspect photographic ID of prospective Tenant and hold copies on file
- Preparation of comprehensive Assured Shorthold Tenancy Agreement (AST)
 - Every page of AST initialled by Tenant and Landlord
 - AST signed and witnessed by both parties
 - Copy of AST issued to both parties
- Tenant offered a quotation for Insurance to cover accidental damage to the Landlords possessions
- Registration of all deposit monies received with **MyDeposits**
 - Confirmation/welcome documentation provided to the Landlord and Tenant

Oak Estates Lettings Services Package Fee – 9.5%

Oak Estates is a member of:

[my|deposits.co.uk](http://mydeposits.co.uk)

Who is part of The Deposit Protection Service (The DPS), which is the Government approved custodial tenancy deposit protection scheme.



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