

simply
lettings

est. 2011

Residential Lettings
EXPERTS

When it's time to make the move, we're here to help.

lettings | management | valuations | advice



TAKING CARE OF YOUR PROPERTY AND TENANTS

We understand that being a landlord can be time consuming and at times a lot to manage. Let us simplify the process, ensure we provide you with the best tenants and make sure your investment is protected with all relevant legalities.

“

I consider our tenants to be just as important to us as our landlords and strive to look after each and every one

”

Sam Levene

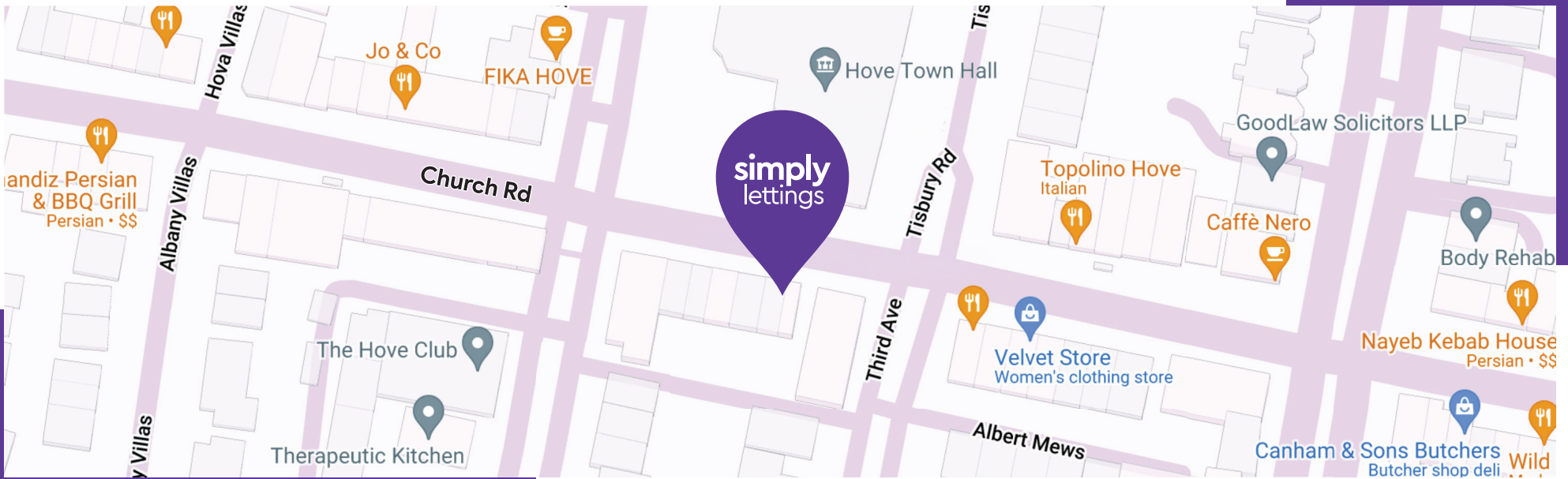
Founder & Managing Director of Simply Lettings

EXPERIENCE

We've made it our mission to make finding a new home or letting your property an enjoyable experience. We love coming to work because we like what we do. It really is that simple!

By concentrating only on the lettings market and providing excellent service we have swiftly become the most trusted agency amongst our customers in Brighton and Hove over the past 14 years.





LOCATION

We have just moved into our own new home in Church Road and warm welcomes are guaranteed. We encourage you to pop in for a cuppa, meet the team and see whether we can help you. Got a pet pooch? We'd love to meet them too!

REPUTATION

To do great work you need great people (and a dog of course!). That's what makes our business special and the reason people come back to us time and again.

With over 100 **5★** reviews on google we are pleased to see that our customers from tenants to landlords trust us, our services & knowledge.



SO WHAT CAN YOU EXPECT FROM US?



Honest & transparent
feedback



65 years of combined
property experience



Excellent value
for money



Responsive to
both you and your
tenants



Excellent team of contractors
covering all aspects of
property maintenance



Huge market
exposure

Zero-Hassle Lettings!

We offer different types of Landlord services, from introduction only to fully managing your property. You can view the full details and differences between our services on the page opposite:

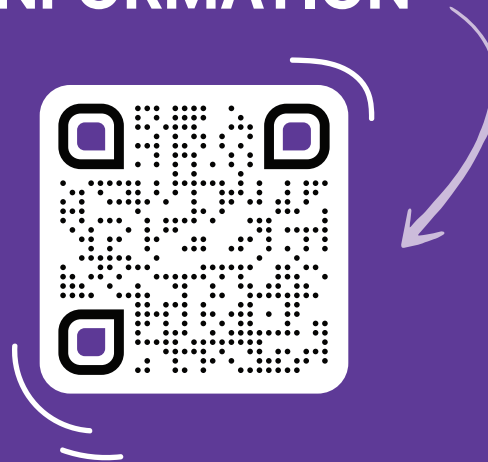


OUR SERVICES BREAKDOWN:

FEES	Intro Only	Rent Collection	Full Management
Service Fee:	2.5 weeks rent = 6 month tenancy 3 weeks rent = 12 month tenancy	8.5% of monthly rental figure	10% of monthly rental figure
Referencing, right to rent & immigration checks:	£50 per applicant	£50 per applicant	£50 per applicant
Lodge deposit with DPS on your behalf (optional)	£50 (optional)	£50 (optional)	£50 (optional)
Initial Setup Fee	N/A	£100	£100
Tenancy Renewal Fee	N/A	£75 - 6 month tenancy £125 - 12 month tenancy	£75 - 6 month tenancy £125 - 12 month tenancy

WHATS INCLUDED	Intro Only	Rent Collection	Full Management	EXTRAS
Professional standard photography	✓	✓	✓	EICR £140 - £240 Depending on property size
Video tour of your property	✓	✓	✓	
Widley Advertised	✓	✓	✓	EPC £70-£85 Depending on property size
Accompanied viewings	✓	✓	✓	
Honest & factual feedback	✓	✓	✓	GAS SAFETY CERT £80
Thorough referencing checks	✓	✓	✓	
Prepare tenancy agreement	✓	✓	✓	INVENTORY £80 - £150 Depending on property size
Provide legal doc disclaimers	✓	✓	✓	
Arrange a standing order for future rent payments	✓	✓	✓	CHECK OUT REPORT £55 - £140 Depending on property size
Inform council of new tenants	✓	✓	✓	
Collect first month's rent/deposit	✓	✓	✓	PLEASE NOTE ALL PRICES SHOWN ARE SUBJECT TO VAT
Collect and demand the rent	✗	✓	✓	
Express payment system to you	✗	✓	✓	
Arrange annual Gas Safety Inspection	✗	✗	✓	
Arrange any repairs needed	✗	✗	✓	
Be point of contact for tenant	✗	✗	✓	
24 hour contact no for tenant	✗	✗	✓	
Inspect property every 3 months	✗	✗	✓	
Arrange renewal/termination letters	✗	✗	✓	
Managing deposit discrepancies	✗	✗	✓	

FOR MORE
INFORMATION



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