



Step Forward Property Ltd — Innovative Property Solutions —

Partners | Barry Reilly - 01444 362177 | Robert Smith - 01293 910177

Web: www.stepforwardpropertyltd.com

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Frequently Asked Questions - How do we work with a Letting Agent?

What will be the Letting Agents (LA) involvement be once the property is with Step Forward Property Ltd (SFPL)?

With the exception of the handover, to agree / set up meter readings, condition survey inventory etc. We would not expect the LA to have any managing requirements in respect of the property. In the initial stages if called upon we shall provide a report on the satisfactory set up and ongoing arrangements put in place to manage the property.

Once this is established, reports can be made available and of course inspection of the property will always be possible, given reasonable to notice.

What would the Letting Agent income be from the arrangement?

Without wanting to interfere with the LL / LA set up we have various options for dealing with the LA's fee.

- An upfront fee paid, based on a percentage of the monthly rent multiplied by 6 months.
- A monthly fee commensurate with LA management involvement and the long term rental agreement.
- A sourcing fee for properties the LA does not want to manage themselves.

We are happy to discuss any other options or proposals that suit the LA's particular requirements.

What would the advantage be for the Letting Agent?

The LA would be able to offer an even better service by removing most Landlords main property concerns.

- Rent arrears, legal fees.
- Voids,
- Dealing with minor maintenance issues
- Emergency call outs,
- Certification, and other statutory obligations
- Changing over of tenants.



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What type of financial deposit or guarantor does SFPL intend to provide?

A bond company accounts, Accountants reference.

What type of referencing would the SFPL provide?

As landlords ourselves we are able to provide testimonials from our tenants, tradesmen, and credit ratings that are impeccable through constant interaction with mortgage companies and banks raising funds for other property projects, re-mortgaging of own portfolio etc.

What type of tenant does the SFPL intend to fill the rooms with?

Our experience with various types of tenants has led us to select the lowest risk tenant type who are working professionals early on in their careers, often undertaking training and building their reputation within their chosen industry. A number of our tenants are aircrew whilst others hold professional positions in local companies.

What regular upkeep and maintenance does the SFPL undertake?

We want to attract the best tenants and retain them so we provide a gardener to keep the property tidy and maintain the appearance of the property and its surroundings.

As would be expected we would carry out minor repairs and deal with any accidental damage to the property caused by our tenants. In some case's we may undertake a minor refurbishment to the property, change doors, locks and install a partition. However, the property would be returned to the landlord in equal or better condition at the end of the agreement.

What membership of professional bodies do SFPL hold?

We are members of the National Landlord Association Membership No. 073368 - Robert Smith & 145488 - Barry Reilly.



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What about dealing with Statutory Regulations?

SFPL administer and keep up to date with new legislation, dealing with Statutory requirements such as.

- EPC's
- CT,
- Utilities,
- Gas and appliance Cert's
- Smoke & CO2 alarms,
- Legionella risk assessment etc.

In Summary.....

What are the Benefits of partnering with Step Forward Property Ltd?

- Long term rental solutions 1-5 years.
- Guaranteed payment of rent.
- Properties well maintained to attract good tenants.
- Property returned in the same condition or improved at the end of the agreement
- The rent is paid whether the property is vacant or occupied.
- Tenant issues are dealt with by us.
- Significantly reduced management input required from LA.



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