

Willsons is an independent firm of property professionals established in 1842 practising in Eastern Lincolnshire from the Wolds to the sea with offices in Alford and Skegness. We pride ourselves on being able to deliver a quality service to our clients with a personal touch.

OTHER SERVICES

ESTATE AGENCY

We provide a professional yet highly personal service and enjoy a proven track record in the sale of all types of properties across our region from the Wolds to the sea.

LAND AGENCY AND AGRICULTURE

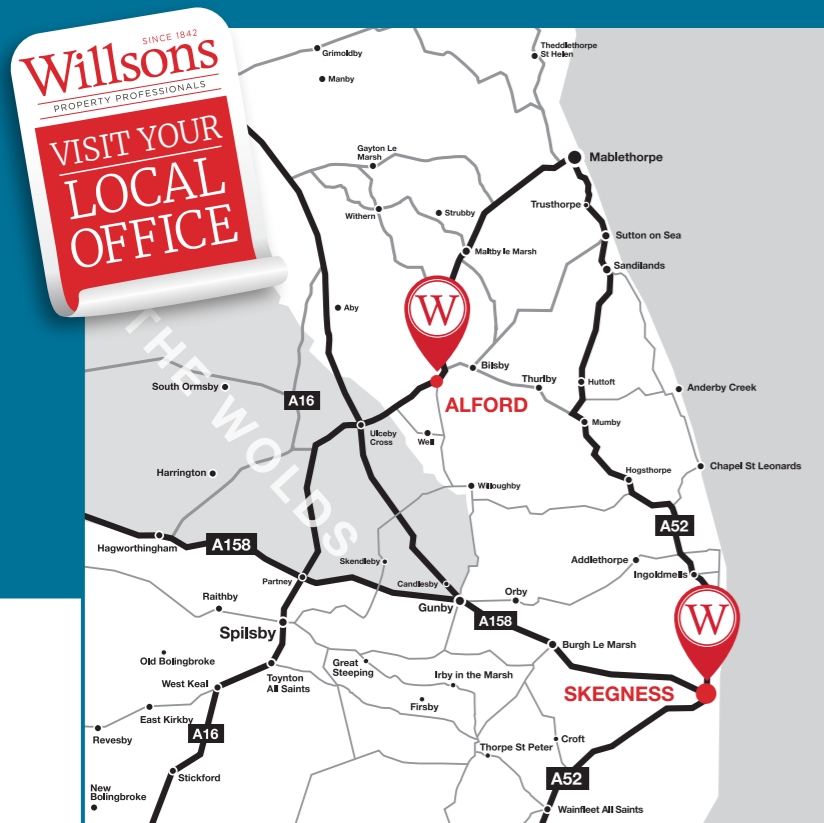
Willsons are members of the Royal Institute of Chartered Surveyors and the Central Association of Agricultural Valuers "Professionals in the Countryside" with a dedicated team servicing the agricultural community in all areas of business.

VALUATIONS

As a firm of Chartered Surveyors, we have qualified valuers who can undertake the valuation of a wide variety of residential and agricultural properties for various purposes including for matrimonial and probate matters as well as RICS Red Book valuations.

AUCTIONS

Take advantage of competitive bidding; our auctioneers will advise you how to achieve the best result whether it be property, livestock, farm machinery and equipment. Willsons hold regular auctions of furniture & effects including antiques at Well near Alford and are proud to be partners in Lincolnshire's only surviving livestock market at Louth.



To arrange your Free Rental Appraisal or discuss your letting requirements call your local office:

SKEGNESS
16 Alghita Road, Skegness,
Lincolnshire, PE25 2AG
Telephone 01754 896100
Email: skegness@willsons-property.co.uk

ALFORD
124 West Street, Alford,
Lincolnshire, LN13 9DR
Telephone 01507 621111
Email: alford@willsons-property.co.uk
www.willsons-property.co.uk



Willsons

SINCE 1842

PROPERTY PROFESSIONALS



RENTALS

RESIDENTIAL LETTING & MANAGEMENT

Our Rental Department undertakes the letting and management of a wide range of properties and are able to offer a complete service so that you can relax knowing that your investment property is being properly managed.

— OUR RESIDENTIAL LETTING & MANAGEMENT SERVICE —

Let Only or Fully Managed?	Fully Managed	Let Only
Free Letting Advice Free honest and realistic advice including market rent and presentation	✓	✓
Ensuring Full Compliance With regulations	✓	✓
Particulars Colour particulars including photographs	✓	✓
Promotion & Marketing Via our Rental List, local newspapers and popular property internet websites	✓	✓
'To Let' Board Eye catching boards	✓	✓
Energy Performance Certificate We can arrange an EPC at a competitive cost	✓	✓
Safety Checks Including Gas Safety Certificate, as required	✓	✓
Viewings Accompanied viewings where required	✓	✓
Tenancy Agreements Preparation of RICS Assured Shorthold Tenancy Agreements	✓	✓
Inventory & Schedule of Condition Comprehensive inventory/record of condition & photographs	✓	✓
Deposit & First Month's Rent Collected in advance	✓	✓
Regulated by RICS All clients' money is RICS regulated	✓	✓
Tenancy Deposit Scheme Register the deposit	✓	✓
Full Tenant Referencing Service Including guarantor	✓	✓
Meter Readings Notification letters provided to local council and Anglian Water	✓	✓
Ongoing Rent Collection Distribution with comprehensive statements	✓	✓
Point of Contact We are the first contact point for tenants	✓	✓
Repairs & Maintenance Co-ordinate any necessary repairs or maintenance works	✓	✓
Periodic Visits Report to Landlord	✓	✓
Ever Changing Legislation Update Landlord	✓	✓
Rent Arrears Recovery Service	✓	✓
Service of Notices Including 'Notice to Quit'	✓	✓
End of Tenancy Deposit Negotiations	✓	✓
Spare Key Service Retention of a spare key for emergency access	✓	✓



✓ **WILLSONS AS YOUR AGENT**

We aim to let and manage your property by introducing suitable tenants in the shortest time possible at the maximum rental, taking account of current market trends.

✓ **TENANCY AGREEMENT**

Your property would be let under a professionally prepared Assured Shorthold Tenancy with an initial fixed term of 6 months. To end the tenancy, the landlord must serve at least 2 months' notice, with the tenant needing to give at least a month's notice.

✓ **DEPOSIT**

Deposits from tenants must be protected under a registered tenancy deposit scheme with prescribed information given to tenants within the required timescale. Willsons use the Tenancy Deposit Scheme.

✓ **ENERGY PERFORMANCE CERTIFICATE**

It is now a statutory requirement that, prior to the marketing of any residential property to let, an EPC (being no more than 10 years old) must be available to a prospective tenant. We can arrange for an EPC to be carried out for you at a competitive cost.

✓ **ELECTRICITY**

It is the landlord's responsibility to ensure that the electrical installation and all electrical appliances are safe and in full working order being compliant with all relevant regulations before a tenancy agreement is signed. It is good practise to have an electrical installation report carried out every five years unless advised otherwise. We can arrange for a qualified electrician to check these matters for you.

✓ **GAS SAFETY**

It is a legal requirement to have an annual gas safety inspection and any necessary repairs or maintenance carried out. We can arrange a safety check by a qualified contractor and obtain the Gas Safety Record.

✓ **SMOKE AND CARBON MONOXIDE ALARMS**

Smoke alarms are required to be fitted on every floor of the property. In addition, carbon monoxide detectors are required in every room with a heater which burns solid fuels. Landlords will be required to check the alarms are working at the start of every new tenancy. Also any chimneys with open fires or fuel burners should be regularly swept.

✓ **RIGHT TO RENT**

Landlords must check that all people aged over 18 years living in their property (as their only or main home) have the "Right to Rent".

✓ **WATER TESTING (LEGIONELLA RISK ASSESSMENT)**

Landlords are required to perform a risk assessment for Legionaires Disease, this is particularly important if the water is via a non-mains supply. We can recommend contractors who are able to perform sampling if required.

✓ **FURNITURE AND FURNISHINGS**

We strongly recommend our landlords to only let their properties empty of any furniture and furnishings thereby, avoiding the complexities of complying with the fire resistance requirements.

✓ **FIRE SAFETY IN HOUSES OF MULTIPLE OCCUPANCY**

HMOs are usually properties in which unrelated people share facilities such as the kitchen or bathroom. A large HMO (more than 2 floors and more than 4 people) needs to be licenced.

✓ **INSURANCE**

Whilst the property is let, it is necessary for landlords to inform insurers of the status and to adequately insure the structure and contents. Many landlords take Third Party Liability to cover any claim made by a tenant or anyone affected by a defect which causes damage or personal injury.

✓ **MONEY LAUNDERING REGULATIONS**

Willsons are required to comply with these regulations and to retain on file verification of the identity of all new landlords. You will need to provide us with sight of your passport or UK Photocard Driving Licence and bank statement or utility bill to confirm your postal address.

✓ **RENT GUARANTEE SCHEMES AND LEGAL EXPENSES INSURANCE**

Willsons will be pleased to advise landlords on insurance schemes available for rent guarantee and legal expenses.

✓ **INCOME TAX**

You have responsibilities to pay Income Tax on rental income and Willsons will provide you with statements suitable for this purpose. We recommend that you take advice from an accountant for further information.

✓ **MORTGAGE**

If your property is subject to a mortgage, it is your responsibility to get permission from your mortgagee to rent out the property (copy of the consent to be forwarded to Willsons).

