



# YOUR LOCAL LETTINGS EXPERTS

We pride ourselves on our knowledge of the local market and the lettings process, matching landlords to tenants seamlessly, ensuring what could be a stressful process runs smoothly for you.

## Our knowledge and skills


Becoming a landlord requires serious consideration and planning. There are many issues to be reviewed to ensure that you're prepared. Our highly experienced lettings team provide a proactive service with guidance tailored to your personal needs, ensuring you maximise the return from your property.

With our popular fully managed service we treat your property as our own. You leave everything to a professional, qualified team who will keep you informed at all times.

## Working with integrity

GL & Co are proud members of:

- ARLA Propertymark (Association of Residential Letting Agents), the letting industry's regulatory body. Our team are qualified to their professional standards. We adhere to exacting criteria, which demand the highest standards of professionalism and commitment to customer service
- The TDS (Tenancy Deposit Scheme) where all the deposits we hold are registered so your tenant's deposit is fully protected throughout

A photograph of a modern two-story house with white horizontal siding and a brick base. The house has a gabled roof with a red brick chimney. There are several windows, including a large bay window on the ground floor and a balcony on the upper floor. The house is set in a landscaped garden with a paved driveway and a green lawn.

“ Our success is based on providing a professional and proactive service in a friendly environment with great attention to detail and providing real value for money ”

We also provide you with legal documentation drawn up by an independent legal advisor specialising in the lettings industry, to ensure your tenancy complies with all current regulations.

### Treating your property as our own

With the changing nature of the private rental sector, it's important you use an agent who works pro-actively to obtain the best outcome for you.

- When we appraise your property, we give you our professional opinion of the rental price based on many years of experience in the local market and extensive research of current market trends.
- We also give advice on how to prepare your property for the market to maximise your rental income.

Many landlords do not wish to be disturbed with tenant issues and enquiries, so opt for our fully managed service. The team at GL & Co build lasting relationships with your tenants, to collect their rent, and work with them to make sure your property is kept in the best condition.

We also organise a professional inventory, and for your tenant to be checked in and out of the property to ensure any damage is correctly recorded to enable you to successfully claim any compensation due.

### Here to help

Our dedicated property management team look after your property throughout the life of the tenancy and beyond:

- We use a range of expert professional tradesmen to ensure your property is kept in the best condition

and your tenant stays at the property for as long as possible.

- We keep you fully informed of any maintenance issues and always find out and inform you of the cost of works required before going ahead.
- If you have a preferred contractor, we can continue to use them for your property.

### Pride in our presentation

We are always professional in how we present ourselves and take the same pride in presenting your property. We provide:

- Quality brochures for your property with photography and floorplans
- Advice on how to present your property to attract the best tenants with the highest rent.
- Advertising on our own website and national property portals such as Rightmove.

### The GL & Co difference

- An ARLA PropertyMark member agent
- Unsurpassed customer service
- High occupancy
- Maximising rental income
- High quality management
- Expert local team
- Full range of landlord services
- There for you every step of the way



“ Building relationships with landlords and tenants for three decades ”

