



P U T T E R I L L S

— Lettings —

RESIDENTIAL LETTINGS SERVICE

TRUSTED PROPERTY EXPERTS

We have years OF EXPERIENCE

So you can also feel at ease knowing your property will be managed effectively by our team of experienced lettings staff who have an enthusiastic, motivated and friendly approach to ensure your move is as stress free as possible



**MARK
SHEARING**
Managing Director

Mark Shearing has been involved in Estate Agency in Hertfordshire since 1980 and joined Putterills shortly after it opened in 1992. He took over as group Managing Director in 2018 when founder Tony Putterill retired. Mark has excellent local knowledge and his aim is to ensure that all of our clients receive the highest possible levels of service and advice in all aspects of property. Mark is a Fellow of the National Association of Estate Agents and is renowned for giving frank, professional advice in a friendly manner.



**JEREMEY
GODFREY**
Director

Jeremy has been in the Property Industry for over 20 years and has a wealth of experience in sales and lettings. He is a member of the Surveying and Valuation Association. Over the years Jeremy has obtained extensive knowledge of the buy to let market and this knowledge and experience proves to be of valuable assistance to investor landlords. He takes pride in promoting best practice within the industry combined with the latest technology to help provide the best possible service to our clients.



**JANINE
CHALKRIGHT**
Manager

Janine is head of our Property Management Department and has 30 years of experience in both residential and commercial property sectors. In the year 2000, Janine took a post within the residential lettings field and quickly progressed to Lettings Manager. Janine has a wealth of local knowledge and strong expertise in the lettings market. Customer care and professionalism have been her focus throughout her property career and she continues to build on this with the many ongoing changes in legislation within the letting industry.

Jeremy and Janine are assisted by a dedicated Management team, with trained Property Managers who deal with maintenance and accounts matters on a day to day basis providing ongoing protection of your Investment Property



A person wearing a light blue button-down shirt is shown from the chest down, holding a dark pen and signing a white document. The background is blurred, showing what appears to be an office setting with other people and furniture.

Putterills

THE LANDLORD'S CHOICE

PUTTERILLS HAS A DEDICATED PROPERTY MANAGEMENT DEPARTMENT THAT UNDERSTANDS THE NEEDS OF LANDLORDS

We take the business of letting seriously at Putterills and as such provide our landlords with the most up-to-date lettings legislation and guide our clients towards best practice pointing out emerging legislation that continues to change within the industry. We are transparent in respect of our fees and charges .

Putterills lettings department gives practical advice when purchasing investment properties. We can also assist on how to overcome the many potential pitfalls in purchasing properties for investment purposes and how to take advantage of the likely medium to long term capital growth. This service will also include sourcing suitable properties for a purchase from our network of six sales offices, evaluating rental yields assessing income potential as a one stop solution for all your property investment needs.

The Department is led by a team of dedicated professionals, who have many years of property management experience between them and pride themselves on offering accurate, positive and pro-active advice, backed up with the highest possible levels of exceptional service.

A man with a beard and glasses, wearing a blue and white striped shirt, is holding a white tablet. He is pointing at the screen with a white pen. The tablet displays several charts: a pie chart labeled 'Item 3', a bar chart labeled 'Item 1' through 'Item 5', and another bar chart labeled 'Item 2' through 'Item 4'. The background is a plain, light-colored wall.

PROTECTING your INVESTMENT

THE TEAM SPECIALISE EXCLUSIVELY IN PROPERTY MANAGEMENT

The ongoing management of your property is key to protecting your investment. Whether it be maintenance or accounts related, at Putterills we recognise the importance of these post lettings/tenancy services

We pride ourselves on the quality of our Property Management Service with most landlords opting for the Full Management package. We believe that a property needs to be well cared for to keep your tenant happy and maintain full occupancy ensuring future quality tenants will also be easier to secure.

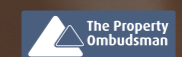
We understand the needs of a Landlord and focus our energies and service to achieve these goals. Our landlords find our Property Management Services beneficial in maintaining their property investment and ensuring peace of mind that their investment is being protected.

GETTING IT RIGHT

ACCURATE ADVICE AND EXCEPTIONAL SERVICE...

THE SERVICES WE OFFER

- PROVIDING AN ACCURATE VALUATION
- LOCAL EXPERTISE
- REGIONAL NETWORK OF SIX OFFICES
- PRESENTATION AND MARKETING
- ARLA QUALIFIED
- CLIENT MONEY PROTECTION
- LETTING SPECIALISTS
- DEDICATED MANAGEMENT TEAM
- INDUSTRY LEADING SERVICE LEVELS
- BUY TO LET SERVICE
- PROPERTY INVESTMENT ADVICE



PROPERTY MANAGEMENT

We pride ourselves on the quality of our Property Management Service with most landlords opting for the full management package. We believe that a property needs to be well cared for to keep your tenant happy and maintain full occupancy.



Landlords need confidence that their property is being professionally handled by an experienced letting agent. We understand the needs of a landlord and focus our energies and service to achieve this. Landlords find our Property Management Services beneficial in maintaining their property investment and giving them peace of mind.

We work with our landlords to ensure their investment properties are both compliant in respect of Industry Standards and at a level that attracts quality tenants that enjoy living within them.



The ongoing management of your property is key to protecting your investment. We recognise the importance of these post letting services. We understand that information and communication are key to our landlords. When maintenance issues arise, we use only tried and tested contractors for maintenance work, most of whom we have worked with for many years.



At Putterills Lettings we believe that selecting the right Tenant is just as important as securing an early tenancy and maximising the rental income. This will reduce potential issues further down the line with rent arrears and dilapidations disputes at the end of tenancy.



Service	Tenant Find 75% First Months	Rent Collection 9% 11% incl VAT	Fully Managed 11% 13% incl VAT	15% 18% incl VAT
Full Property Marketing	✓	✓	✓	✓
Accompanied Viewings	✓	✓	✓	✓
Tenant referencing	✓	✓	✓	✓
Tenancy agreements	✓	✓	✓	✓
Deposit & First month's Rent collection	✓	✓	✓	✓
Deposit placed with DPS protection scheme	✓	✓	✓	✓
Remitting rent to landlord monthly on date received		✓	✓	✓
Legal advice and notices			✓	✓
Contacting Utilities with Meter Readings			✓	✓
Renewal and rent review			✓	✓
Maintenance and repairs management			✓	✓
Deposit reconciliation			✓	✓
Property advice			✓	✓
Property inspections			✓	✓
Inventory Preparation				✓
Checkout and inv. rebuild				✓
Guarantee of Legal Expenses				✓
Rental Income Protection				✓
Court Attendance				✓

NETWORK MAP

