



TOWN &  
COUNTRY  
PROPERTY SERVICES

**WE MANAGE**  
YOUR  
**PROPERTY**  
SO YOU DONT HAVE TO

**Town & Country**

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LANDLORD INFORMATION PACK



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# TOWN & COUNTRY

## WE MANAGE YOUR PROPERTY SO YOU DON'T HAVE TO!

We are a long established, family run Letting and Managing Agents.

We truly care about the sorts of properties and clients we do business with, matching our properties with the right tenants.

We believe in transparency and honesty. Our fees are clearly listed and advertised at all times to both landlords and tenants.

We are on hand to resolve tenant issues as well as take care of all building maintenance.

With over 20 years experience, we are experts in property letting and management.

We are here to give you peace of mind, knowing that your property your property is being taken care of as if it were our own home.



TOWN &  
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PROPERTY SERVICES

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TRUSTS  
ESTATES  
LARGE PORTFOLIOS  
PRIVATE LANDLORDS  
BUILDING MANAGEMENT



WE ARE YOUR  
LOCAL PROPERTY  
LETTING &  
MANAGEMENT  
EXPERTS

## WHAT YOU GET FROM US; PEACE OF MIND

WE ARE EXPERTS IN OUR FIELD.  
POP IN AN SEE US FOR A CHAT

Perhaps you are thinking about a potential property purchase for investment purposes or want to know how our services compare. Pop by! The kettle is always on.

We are focused 100% on property letting and management and pride ourselves on evolving our practices with all new legislation.

Working across Brighton & Hove and neighbouring areas, we are your local property experts.



## WHAT OUR CLIENTS SAY

“ I have been using Town and Country as letting agents for several years now. They have always been helpful and positive both to myself as landlady and to all my tenants. They are sensibly priced and always look for good reliable tenants. Their communications are prompt and the staff are professional and friendly. I would recommend them without hesitation. ”

“ Until Town and Country I thought that all letting agents were the same; spoiler alert - THEY ARE NOT. Town and Country resolve issues quickly and thoughtfully so as a landlord I am beside myself as my tenants are happy, knowing that they are looked after and I know that I don't have to worry about anything! Someone drove into the property garden wall and within an hour of calling, a builder was on the scene to secure the wall and make good. If my tenants are happy, then I'm happy! The flat is maintained to a high standard, the staff are ALWAYS on hand - regardless of how silly (!!) my question and where I think that they have gone above and beyond, they just say they are doing their job. VERY happy all round. Thanks guys! X ”

“ I have recently transferred from another managing agent in the area. My experience with them has been very different from my previous three agents in sixteen years. From the start, this agency has been professional, effective, efficient and friendly. They have gone the extra mile to ensure my satisfaction and peace of mind. I cannot recommend Town and Country Agency and Staff, more highly. ”

# TOWN & COUNTRY

## HONEST & TRUSTWORTHY ADVICE FROM THE EXPERTS

We will tell you honestly what the current market conditions are in the City and surrounding areas.

Transparent advice on what your property is worth and what you can expect as your return.

We will also tell you if works are required for marketing and the relevant legislation to protect tenants and importantly, you our client.

## TENANT REFERENCING & DEPOSITS

We ensure that all potential tenants are fully vetted and have comprehensive, genuine references.

We comply with all Right to Rent Checks and ensure that all properties have the relevant legislation including Right to Rent Checks, Gas and Electrical Safety and deposit protection requirements.

We use the Tenancy Deposit Scheme to register the deposits we hold. Since the implementation of the legislation in 2007, we have had less than 1 dispute a year.

We believe in clear communication at all times, ensuring that tenants and landlords are always in the picture.



**1991**  
**WE STARTED**  

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**FULLY INDEPENDENT**  
**TRANSPARENT**  
**PRO ACTIVE**  
**TRUSTWORTHY**  
**HONEST**



# TOWN & COUNTRY

## LANDLORD CHECKLIST

This is our 10 point checklist for landlords who are considering letting out their property.

1. You must be able to prove that you are the legal owner of the property and have the authority to let the property.
2. You must have permission from your mortgage provider or lender to let.
3. You should also check there are no clauses within your lease, if applicable, that stipulate you cannot let the property. There may well be things you have to abide to, or pay for, in order to allow you to let if for example the property is in a managed block.
4. You must have a valid and up to date Gas Safety Certificate if the property has gas.
5. You must have a satisfactory EICR (electrical installation condition report).
6. The above also applies to appliances in the property and furniture, if furnished, must comply to Fire and Furnishings regulations.
7. You must have an Energy Performance Certificate to be able to market the property. The EPC rating must be an 'E' or above to be able to rent the property; excepting in very unusual circumstances.Z
8. Deposits must be registered.
9. Tenants must be checked for a 'Right to rent' check.
10. No fee may now be taken from any applicant who wishes to take a property and a maximum of 5 weeks of rent can be held as a security deposit.

**Failure to adhere to the points here can result in criminal prosecution. Talk to us to make sure that you understand what is required of you to ensure you comply. Legislation has changed considerably since COVID and you must ensure that you comply with current industry regulations.**



# LANDLORD REPORT

## 1:4 ARE RENTING

Did you know that in Brighton and Hove 1 in 4 people rent? This figure alone makes it the ideal city to invest in property.

With an award winning culture, Universities, diverse nightlife and population, Brighton and Hove Albion have also achieved the dream goal of reaching the Premier League! Arguably the best football league on the planet.

CO2 emissions per capita are some of the lowest in the Country and as a growing digital hub for technology, Brighton also rank second in the Country for super-fast broadband.

With the sun, sea and despite the pebbles, people flock to this amazing city to settle and live and bring up their families as well as start up their businesses.

Many people rent before they look to buy, on deciding that Brighton is home. And why would you want to leave?

Currently the average 1-bedroom apartment is just over £900 per calendar month in Brighton & Hove.

The average property let in Brighton & Hove is just over £1200 per calendar month.

Current tenancies last on average around 18 months + meaning that property should be a long term investment. We aim for long term high quality tenancies that ensure that your asset is looked after.

Rental prices climb an above average 11.5% a year.

## 2021 STATISTICS

Over 300 let units

Over 1000 Tenants

97% Full Management

1% Bad Debt Over 30 Days

Avg. 15 Day Turnaround\*

\*NLA Average Empty Period 60 Days





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# WE WANT TO WORK WITH YOU

Thank you for taking the time to read about Town and Country and what we could be doing for you and your property.

We pride ourselves on offering an exceptional service throughout the City and surrounding areas. With highly trained staff with a wealth of experience, you can be sure that if you choose to rent your property through Town and Country your asset will be cared for by a family business, who care and match the right tenant for your property.

Our promise is simple; we will only place people that we believe will make good tenants into our landlords' own properties. Our tenant vetting process is stringent with a full credit history check, ID check, proof of income and references.

You can trust us to give you honest advice, from understanding the criteria required to let your property, through to tenant selection and property maintenance. We guide you through the process of letting your property and are there whenever you need us.

Ensuring that you have peace of mind, is our number one priority, and we really do manage your property so you don't have to.

LET'S CHAT!

*Stephen Chipp*

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**01273 771977**



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