

 **clyde** | Superior Property Letting.

**DISTINCTIVELY DIFFERENT.
LETTING AGENCY UNLIKE ANY OTHER**





Founded over 30 years ago, Clyde Property remains the most innovative, owner-driven estate and letting agency in Scotland. From a network of 11 branches across the central belt, we specialise in residential sales, lettings and the new build sector.

Years of experience have taught us that exceptional results come only with passion and effort invested from the outset. That is why we have launched our brand-new Superior Property Letting service as we look to redefine property letting and leave nothing to chance for our most valued clients, offering the most comprehensive personal service of any letting agent.

We know that, now more than ever, you are looking to have one main point of contact. Someone who you can trust implicitly to protect your interests and to be on hand, anytime.

That's why a Personal Letting Agent and Rent Guarantee, included as standard, are the very foundation of our Superior Property Letting experience. When it comes to your most important and valuable asset, it is essential that you work with someone you can trust and who will be there to answer all your questions. One of the most important decisions you will make as a landlord is deciding who will take care of your property investment; you require someone who is personally focused on minimising void periods, maximising rental income, whilst maintaining your property so it holds or increases in value.

Only our most experienced and qualified Personal Letting Agents will manage your investment with the care and integrity you expect. Looking after no more than 50 properties at any one time means our Agents are here for you and your Tenants 7 days a week, delivering a unique comprehensive service that will allow you to focus on the important things in life.

REDEFINED PROPERTY LETTING





Clyde's new Superior Property Letting is a highly personalised letting service that is distinctively different.

You will be provided with one main point of contact throughout the tenancy, someone who will be on hand for you every step of the way and we, the Agent, will guarantee your rent every month, regardless of whether your Tenant pays or not.




WHAT TO EXPECT

Once appointed as your Agent, our Area Letting Valuer will take photographs, produce a floor plan and arrange for a professional HD Property Video (included as standard) as we market your property to let.

You will then be introduced to your Personal Letting Agent who will be responsible for the following:

-  Arranging any required property compliance
-  All aspects of sourcing an acceptable tenant applicant, tenant referencing and the move in process including e-signing the tenancy agreement and transferring the utilities and council tax accounts into the new tenants name
-  Property Management and all repairs, with access to an in-house handyman
-  Routine Inspections every 2 months, and personal feedback to you, the Landlord
-  Property compliance managed with access to our in-house Gas Safe Engineer, Portable Appliance Testing & Energy Assessor
-  Liaising with you about any rent collection issues. Note; Clyde will guarantee your rent and pay this to you within 5 working days regardless of whether your tenant pays or not
-  Arranging and serving any Notices to end the tenancy
-  The end of tenancy Check Out process liaising with you regarding any deposit claims
-  The re-marketing of the property
-  Monthly update calls to check in

FEE STRUCTURE

-  No set up
-  Rent-on-time included as standard with legal cost cover
-  Minimum Management Fee of 15%+VAT (subject to a minimum fee of £100+VAT management)

WHAT'S INCLUDED WITH RENT-ON-TIME?

Guaranteed rent paid by Clyde Property means your finances can be more easily managed, alleviating the stress and worry about rent arrears or eviction costs.

Rent-On-Time is included as standard for all Superior Letting Clients.

- Guaranteed rent paid to you each month by Clyde Property, regardless of whether the Tenant pays or not!
- Monthly rent covered up to £2,500 per calendar month
- Rent paid for a maximum of 15 months, or until vacant possession, whichever is soonest
- Legal costs to obtain possession of the property, including court appearances, if the tenant fails to pay the rent (total claims limit of £100,000)
- Covers breaches of the tenancy agreement by the tenant, including non-payment of rent and expired notices seeking possession if the tenant does not vacate

Superior Property Letting, West End

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Clyde Property is an approved agent on the Scottish Letting Agent Register.
Registration Number: LARN1902033.