

# LANDLORDS: OUR ETHICAL SERVICES BENEFIT YOU IN MANY WAYS! WE GUARANTEE THE FOLLOWING...

## BEFORE SIGNING TENANTS UP WE WILL ALWAYS...

1



### CONDUCT IN-DEPTH TENANT FINANCIAL ASSESSMENTS

**BENEFIT TO YOU:** MINIMISES RISKS  
OF FUTURE RENT ARREARS.

2



### SEEK TO IDENTIFY TENANT SUPPORT NEEDS

**BENEFIT TO YOU:** REDUCES RISKS  
OF TENANCY PROBLEMS LIKE  
ANTI-SOCIAL BEHAVIOUR OR  
RENT ARREARS.

## AND WE WILL NEVER...

3



### SIGN A TENANT UP WHO CAN'T AFFORD THE RENT & BILLS

**BENEFIT TO YOU:** INCREASES THE  
CHANCES OF TENANTS WHO CAN  
PAY THE RENT EVEN IF THEIR  
CIRCUMSTANCES WORSEN.

4



### SIGN A TENANT THAT CAN'T PROVE FORMER ADDRESSES

**BENEFIT TO YOU:** REDUCES  
THE RISK OF GETTING A  
"BAD TENANT".

## WHEN SIGNING TENANTS UP WE WILL ALWAYS...

5



### MAKE SURE ALL LEGAL REQUIREMENTS ARE MET

**BENEFIT TO YOU:** REDUCE OR  
ELIMINATE RISK OF YOU BEING  
FINED, SUED OR PROSECUTED.  
PLUS, THIS WILL HELP YOU  
SERVE AN EVICTION NOTICE  
IF EVER NEEDED

6



### SIT DOWN WITH THE TENANT AND FULLY EXPLAIN TENANCY AGREEMENT OBLIGATIONS

**BENEFIT TO YOU:** THIS INCREASES  
THE CHANCES OF YOU HAVING  
GOOD TENANTS THAT STAY LONGER.

**THE  
ETHICAL  
LETTINGS  
AGENCY**



*Expertise and fair fees, guaranteed!*

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The Ethical  
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# WHEN MANAGING YOUR PROPERTY WE WILL ALWAYS...

7



CARRY OUT  
**HOME VISITS**  
TO ALL NEW TENANTS  
AFTER A MONTH

**BENEFIT TO YOU:** HELPS BUILD  
POSITIVE TENANT RELATIONSHIPS TO  
REDUCE AND PREVENT PROBLEMS.

8



DEAL WITH  
**MINOR REPAIRS**

**BENEFIT TO YOU:** STOPS  
THEM BECOMING MAJOR  
COSTLY REPAIRS.

9



IDENTIFY  
**TENANT-FAULT  
REPAIRS**

**BENEFIT TO YOU:** WE'LL CHARGE  
TENANTS WHEREVER POSSIBLE.

10



**PREVENT & TACKLE  
RENT ARREARS**  
(AND EVIDENCE THIS)

**BENEFIT TO YOU:** MAXIMISES YOUR  
RENTAL INCOME AND HELPS YOU IF  
YOU EVER NEED TO GO TO COURT.

11



INFORM YOU OF ANY  
**LEGAL CHANGES**  
YOU NEED TO KNOW

**BENEFIT TO YOU:** YOU CAN BE  
ASSURED THAT IF THERE'S  
SOMETHING YOU NEED TO  
KNOW, WE'LL TELL YOU!

12



REFER TENANTS TO  
**SUPPORT AGENCIES**  
WHEN WE IDENTIFY THEY'RE  
HAVING DIFFICULTIES

**BENEFIT TO YOU:** HELPS TO PREVENT  
TENANCY PROBLEMS LIKE RENT ARREARS  
OR ANTI-SOCIAL BEHAVIOUR.

## AND WE WILL NEVER...

13



CHARGE ANY  
**HIDDEN MARK-UPS  
ON REPAIRS**  
(OR FOR ANYTHING ELSE!)

**BENEFIT TO YOU:** PEACE OF MIND  
THAT YOU'RE ONLY PAYING FOR  
ACTUAL WORK DONE.

14



**SIT BACK**, TAKE THE FEES, AND LET  
TENANTS GET INTO DIFFICULTIES OR  
YOUR PROPERTY INTO DISREPAIR

**BENEFIT TO YOU:** YOU GET A PROFESSIONAL  
AGENCY THAT PROACTIVELY LOOKS AFTER  
YOUR PROPERTY AND YOUR TENANTS; TO  
MAXIMISE YOUR RENTAL INCOME AND  
REDUCE YOUR COSTS AND WORRY.

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