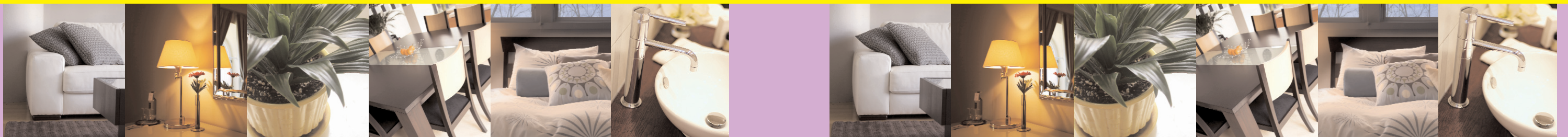




Able Property Trust

For Landlords



The Property Management Company That You Can Trust



Able Property Trust, PO Box 6098

Nottingham, NG5 2LS

Tel: 0115 920 7788

Mobile: 07887 511 449

Email: jez@ablepropertytrust.co.uk

www.ablepropertytrust.co.uk



A free, fair and independent service for buyers, sellers, tenants and landlords of residential property in the UK.





The best for landlords

Able Property Trust is a Nottingham-based company, providing a complete property service to landlords. Whether you are seeking investment opportunities, wish to buy or sell a property or require a comprehensive property management package, we are the company that landlords can trust.

Investment opportunities

We have extensive experience of sourcing suitable properties for landlords. By working with a number of reputable contacts, we are able to guarantee you cost effective rates and genuine value for money.

If you are interested in freeing the equity in your existing properties, you need look no further than Able Property Trust. We offer a full portfolio reconstruction package.

We also provide comprehensive mortgage services and can recommend reputable insurance and legal support whether you're buying or selling a property.

Finally, you can also take advantage of our extensive property management service, which includes an in-house maintenance team.

Tenants' Deposit Scheme

We are a member of **mydeposits.co.uk**, which provides insurance cover for the tenants' deposit. This is a legal requirement and without it, your tenancy agreement could be null and void. Ask for more details.



Property Management

Are you looking for peace of mind? For a company you can trust to manage your properties and understand the issues that matter to you as a landlord?

If so, your search is over. At Able Property Trust, we work with landlords throughout the UK to manage over 200 properties in Nottinghamshire. Our services include:

- **Free consultation and advice** for the best return on your investment.
- **Free valuations** to determine your best rental capacity.
- **Advertising** - all managements are advertised weekly on **Rightmove.co.uk** and on our website; you are also guaranteed on-street exposure with our To Let boards. Advertising is charged at £10 per property on a no let, no fee basis.
- **No let, no fee management** means there are no charges until we have found you suitable tenants.
- **Accompanied viewings** - we do not hand out keys to prospective tenants for security reasons.
- **Credit checks and lease agreements** are all done in-house for your peace of mind.
- **Very competitive landlord insurance** covering accidental damage, contents and malicious damage.
- **Free rent guarantee schemes** to ensure you get your rent and to cover any legal expenses. Please ask if you require this service.
- **Property maintenance** - with our own in-house property maintenance team, we do the work required, saving you both time and money.
- **Rent collection** - all our tenants pay by standing order.
- **Professional Indemnity Insurance** so you know that you are dealing with a reputable, quality company.
- **Gas Certificates, EPCs and PAC Tests** are carried out to ensure that your property meets current safety and efficiency regulations.

Our fees: You pay a one-off commission of £150 at the start of the tenancy (deducted from the first month's rent) and then a monthly commission of just 10% of the collected monthly rents. For a full list of our services and charges, please visit our website.

Most importantly, we take the stress out of property management, so you can sit back and have your rent paid straight into your bank.

Tenant Finding Service

You may wish to take advantage of our tenant finding service, thereby relieving the stress of finding a suitable tenant for your property. This service includes:

- **Free consultation and advice** for the best return on your investment.
- **Free valuations** to determine your best rental capacity.
- **Advertising** - all managements are advertised weekly on **Rightmove.co.uk** and on our website. To Let Boards are charged at £40.
- **Accompanied viewings** - we do not hand out keys to prospective tenants for security reasons.
- **Credit checks and lease agreements** are all done in-house for your peace of mind.

Our fees: a one-off payment equivalent to one month's rent.

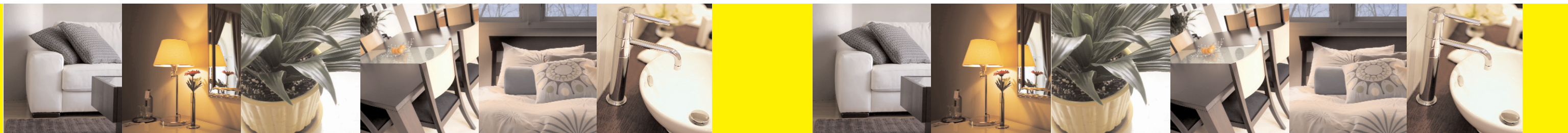
We find you quality vetted tenants and leave the rest to you. Don't forget to ring us on 0115 9207788 when the lease expires!

Additional services and costs

To Let Boards charged at a one-off fee of £40.

Full typed inventory from just £100.

World Wide Web coverage for your property with photos



Property Maintenance

With Able Property Trust, you need never worry about sourcing maintenance services for your property as we have our own experienced in-house property maintenance team.

You will have access to a comprehensive, 24-hour maintenance service offering competitive prices for any work carried out.

Whether you want a complete refurbishment or simply require basic maintenance of your property, our team will be happy to assist you. No job is too big or small. You will also have the added reassurance of knowing that we are up-to-date with any new legislation affecting rented accommodation.



Contact Us

If you need further information about any of the services detailed in this pack, then we would be delighted to hear from you. Whether you want to meet in person or discuss your requirements over the phone or email, you can expect a quick response and a professional service at all times.

You can write to us at:

Able Property Trust, PO Box 6098, Nottingham, NG5 2LS
Fax: 0115 920 7711

Better still, why not give us a call?

Tel: 0115 920 7788 (office) or 07887 511 449 (mobile)
Skype: Jez Tribe

Or you can email us at:

jez@ablepropertytrust.co.uk

Check out our website at:

www.ablepropertytrust.co.uk



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