



Local knowledge and expertise

# Why choose us

We will find the most suitable tenant for your property, for the best rent and as quickly as possible.

- 30 branches covering the North West of England
- Over 2,250 new tenants registering in our branch network every month
- 1,250 viewings each month, to ensure we achieve the very best rent for your property
- Part of Countrywide, the UK's largest estate agency and property services group

Source: CEA 2017 statistics



Entwistle Green is a member of and covered by the RICS Client Money Protection Scheme.



Entwistle Green is a member of a redress scheme provided by The Property Ombudsman Ltd

my|deposits.co.uk

Entwistle Green' nominated scheme for holding your tenant's deposit is mydeposits.co.uk, operated by Tenancy Deposits Solutions Ltd

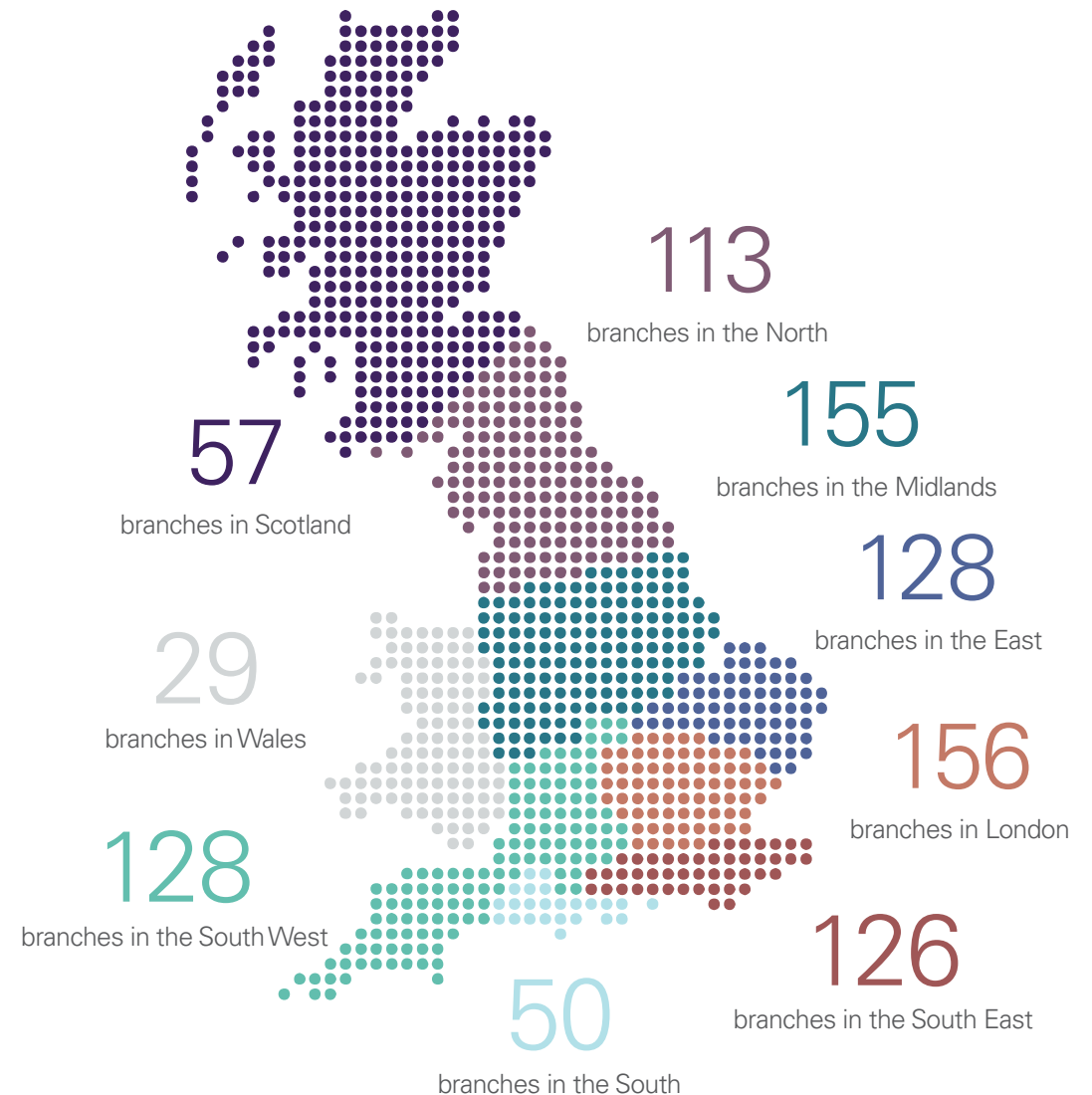


# Supported by an award winning national estate agency group



- More than 80,000 tenants registering each month
- An average of 13,500 viewings per week
- Over 66,500 properties let in the last 12 months
- Over 900 branches throughout the UK

In the UK we are



# Our customers recommend us

As part of Countrywide, we have been voted as the best National Lettings Agency by landlords for the second year in a row.



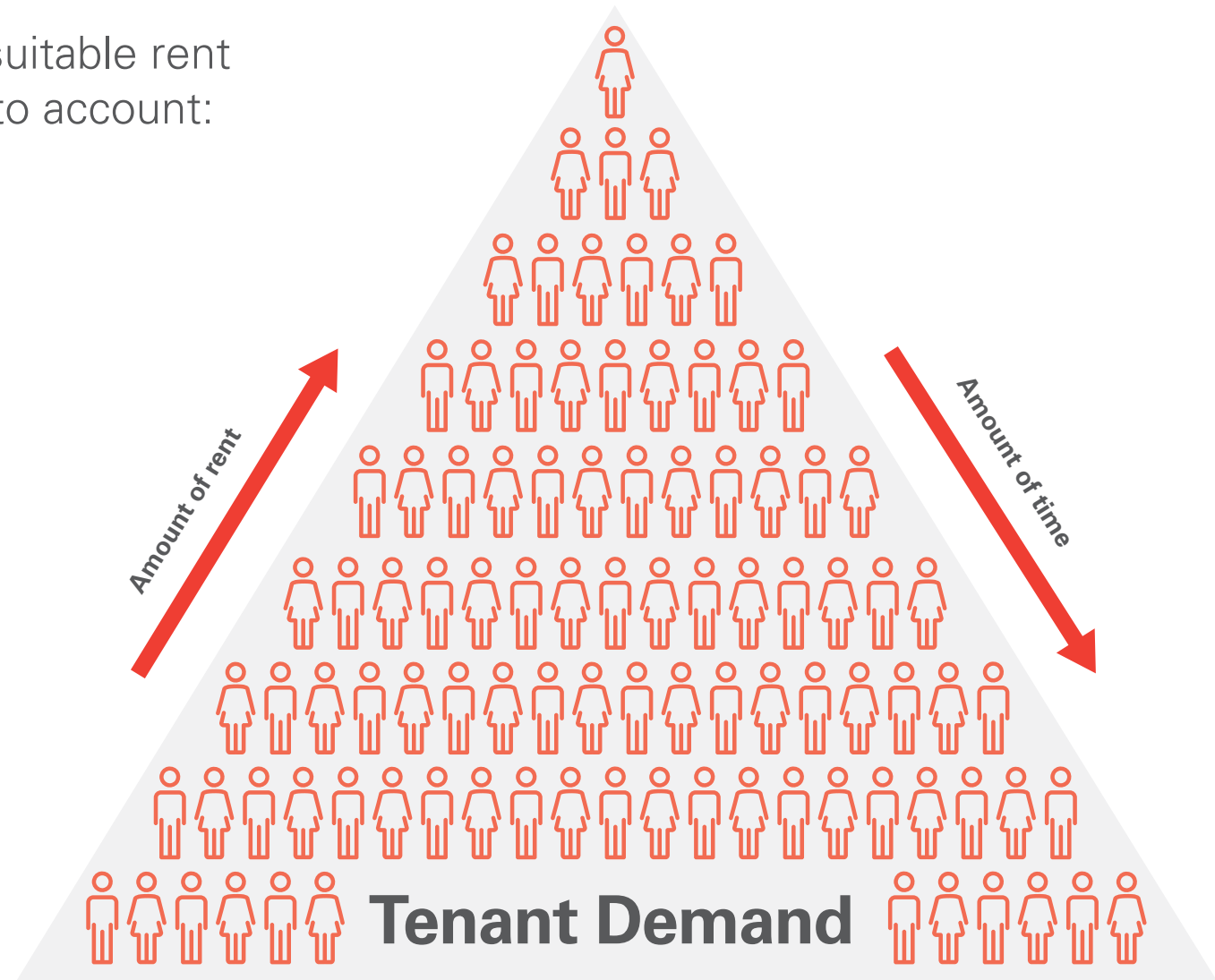
Feefo independently collect reviews from our customers. These are authentic reviews and genuine feedback from our landlords.



# Achieving the best rent from the best tenant

Together we will agree a suitable rent for your property taking into account:

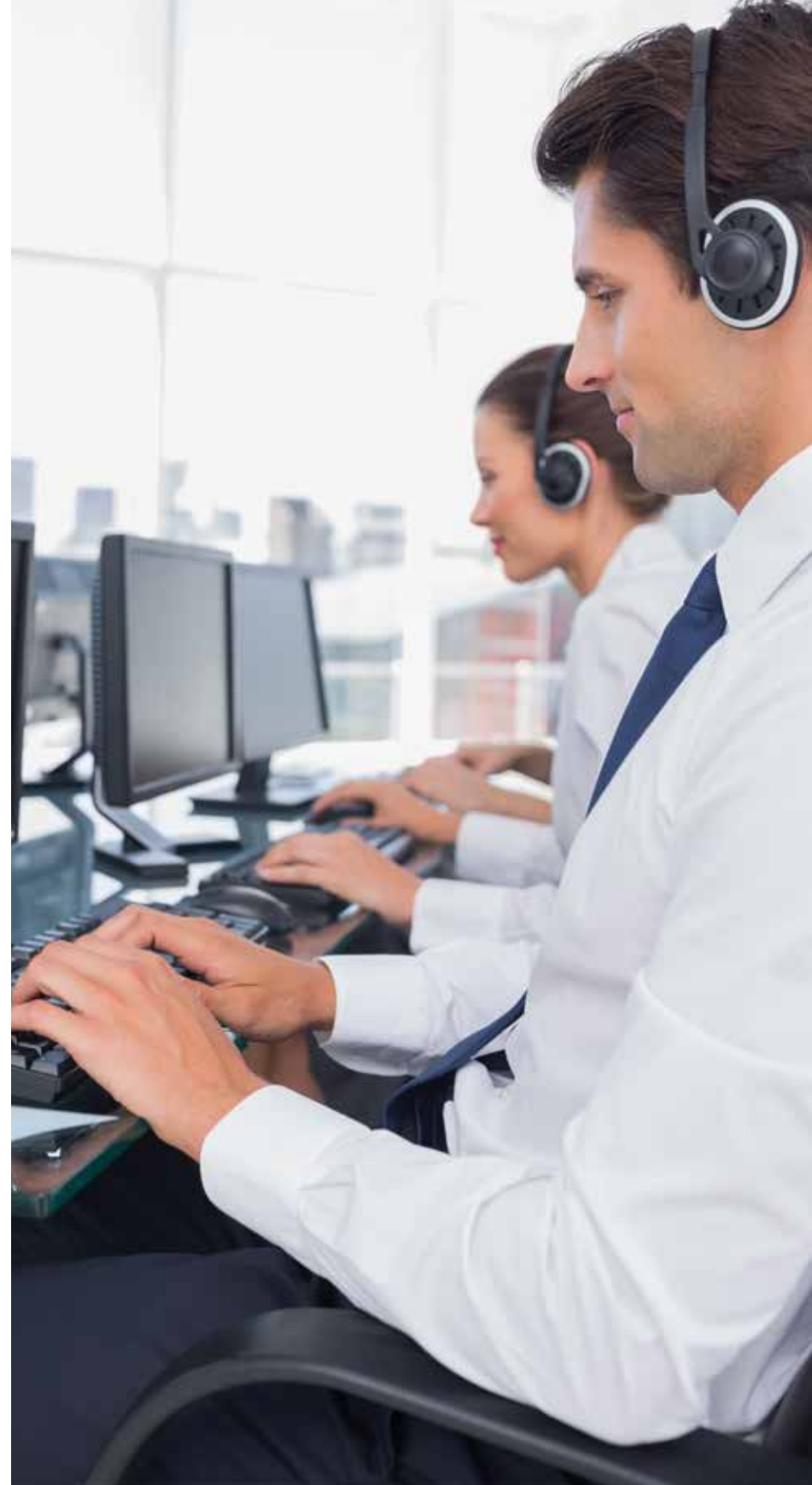
- Current rental market conditions
- Comparable rental properties
- Tenant demand in your local area
- Your personal circumstances



# Referencing your tenant

We use HomeLet to give a comprehensive insight into your potential tenant's financial status and background.

- The UK's largest referencing provider
- Over 20 years' experience in the lettings industry
- Undisclosed credit history, bringing any hidden debt to the surface
- Checks carried out for hidden names and addresses
- The tenant's employer and current landlord contacted
- Bank validation to confirm account details
- Unique to HomeLet, checks are run against their Default Database to identify tenants who have defaulted on rental payments in the past



# Keeping you safe and legal

Our experienced team will handle all the strict safety regulations, giving you complete peace of mind throughout the process.

Electrical equipment  
Portable appliance test (PAT)  
Fixed wiring test



## Energy performance certificate (EPC)

### Gas safety certificate

To confirm the validity of the gas operative please contact the gas registration body.

Serial No. **B 123456**

**LANDLORD/HOME OWNER GAS SAFETY RECORD**

This form allows the recording of the results of the required checks as defined by the Gas Safety (Installation and Use) Regulations. The information recorded on this form does not confirm that the installation was installed by a Registered installer or that the installation complies with any relevant Building Regulations. Chimney systems were inspected visually and checked for satisfactory execution of products of combustion, a detailed internal inspection of the chimney system has not been carried out.

<b>Registered Business Details</b> REG NO <u>1234</u>		<b>Job Address</b>		<b>Landlord (or where appropriate their agent)</b>	
Gas operative <u>MR Smith</u> (Print name)		Name (Mr/Mrs/Miss/Ms) <u>A Resident</u>		Name (Mr/Mrs/Miss/Ms) <u>J McDonald</u>	
ID card serial No. <u>12345678</u>		Address <u>22 Acacia Avenue</u>		Address <u>28 Any Street</u>	
Company <u>Smiths Plumbing+heating</u>		City <u>London</u>		City <u>Preston</u>	
Address <u>2 Sample Street</u>		Postcode <u>W14 XXX</u>		Postcode <u>PR1 XXX</u>	
Postcode <u>PE1 2XX</u> Tel No. <u>0208 123 4567</u>		Tel No. <u>0208 123 4567</u>		Tel No. _____	
Number of appliances tested <u>3</u>					

APPLIANCE DETAILS						
Location	Appliance type	Make	Model	Landlord's appliance Yes/No/NA	Appliance inspected Yes/No	Flue type OF/RS/FL
1 Kitchen	Hob	AEG	NA	Yes	Yes	FL
2 Kitchen	Boiler	Potterton	SUPRINT 50	Yes	Yes	RS
3 Living Room	LFE	Design Fireplace	MULTIFIRE	Yes	Yes	OF

INSPECTION DETAILS				AUDIBLE CO ALARM						
Operating pressure in mbar or heat input in kW	Initial combustion analyser reading (if applicable)	Final combustion analyser reading (if applicable)	Safety device(s) correct operation Yes/No/NA	Ventilation provision satisfactory Yes/No	Visual condition of chimney/terminal satisfactory Yes/No/NA	Flue performance checks Pass/Fail/NA	Appliance serviced Yes/No	Approved CO alarm fitted Yes/No/NA	In CO alarm in date Yes/No/NA	Testing of CO alarm satisfactory Yes/No/NA
1 18.5 rwh	NA	NA	NA	YES	NA	NA	NO	YES		
2 6-7 rwh	NA	NA	YES	YES	Pass	NA	YES			
3 6-2 kw	NA	NA	YES	YES	Pass	NA	YES			

**DEFECT(S) IDENTIFIED**

1 Boiler fan noisy - Advise only

2 Gas hob isolation valve open for info only

3 imb drop on tightness test inside limits. Advise only

4

**REMEDIAL ACTION TAKEN**

1

2

3

4

Gas installation pipework satisfactory visual inspection Yes/No  **YES**

Emergency Control Valve (ECV) accessible Yes/No  **YES**

Satisfactory gas tightness test Yes/No/NA

Protective equipotential bonding satisfactory Yes/No

This Safety Record issued by Signed: M Smith

Print Name: MR M SMITH

Received by Signed: M Jones Energy Landlord/Agent/Home Owner

Date appliance(s)/flue(s) checked: 04/09/2009

Key: Top Copy - Landlord/Managing Agent/Home Owner Green Copy - Tenant Yellow Copy - Registered Business \* Refer to separate Warning/Advice Notice To re-order quote ref CP12

HM Government

### Energy Performance Certificate

Address \_\_\_\_\_ Reference number: 8101-6433-8229-7807-4333

Dwelling type: Detached house Type of assessment: RdSAP, existing dwelling

Date of assessment: 07 July 2017 Total floor area: 176 m<sup>2</sup>

Date of certificate: 07 July 2017

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,314</b>
<b>Over 3 years you could save</b>	<b>£ 819</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 276 over 3 years	
Heating	£ 3,418 over 3 years	£ 2,982 over 3 years	
Hot Water	£ 474 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 4,314</b>	<b>£ 3,495</b>	<b>You could save £ 819 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like T.V., computers and cookers, and electricity generated by microgeneration.

#### Energy Efficiency Rating

Current	Potential
D	B

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

#### Top actions you can take to save money and make your home more efficient

Rec	Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1	F1 Recommended measures	£4,000 - £6,000	£ 171	<input checked="" type="checkbox"/>
2	L1 Floor insulation (solid floor)	£36	£ 123	<input checked="" type="checkbox"/>
3	R1 Low energy lighting for all fixed outlets	£2,200 - £3,000	£ 396	<input checked="" type="checkbox"/>
See 3	Replace boiler with new condensing boiler			<input type="checkbox"/>

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 8000 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

# Keeping you safe and legal

Additional important requirements where our experienced team will assist you:



**Right to Rent**



**Smoke and carbon monoxide detectors**



**Houses in Multiple Occupation (HMO)**



**Legionella's risk assessment**



**Furniture and furnishings**



**Safety standards for internal blinds and curtains**



# Marketing your property

We advertise on all the major property websites:

rightmove 

Zoopla

 PrimeLocation.com

Plus coverage through

MailOnline



homes<sup>24</sup>.co.uk  
your local property portal

As well as providing:

Photography



Database of tenants



High street displays



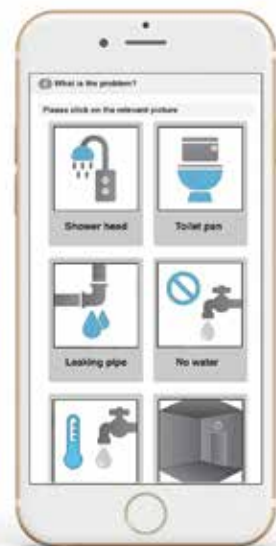
'To Let' boards



# Property management

As part of full management, we provide your tenant with an online repair reporting service.

- 24/7 online service to protect your property
- Advises the tenant whose responsibility the issue is
- In-built advice for emergencies and simple fixes
- More first time fixes, saving you money
- Completely free with full management service



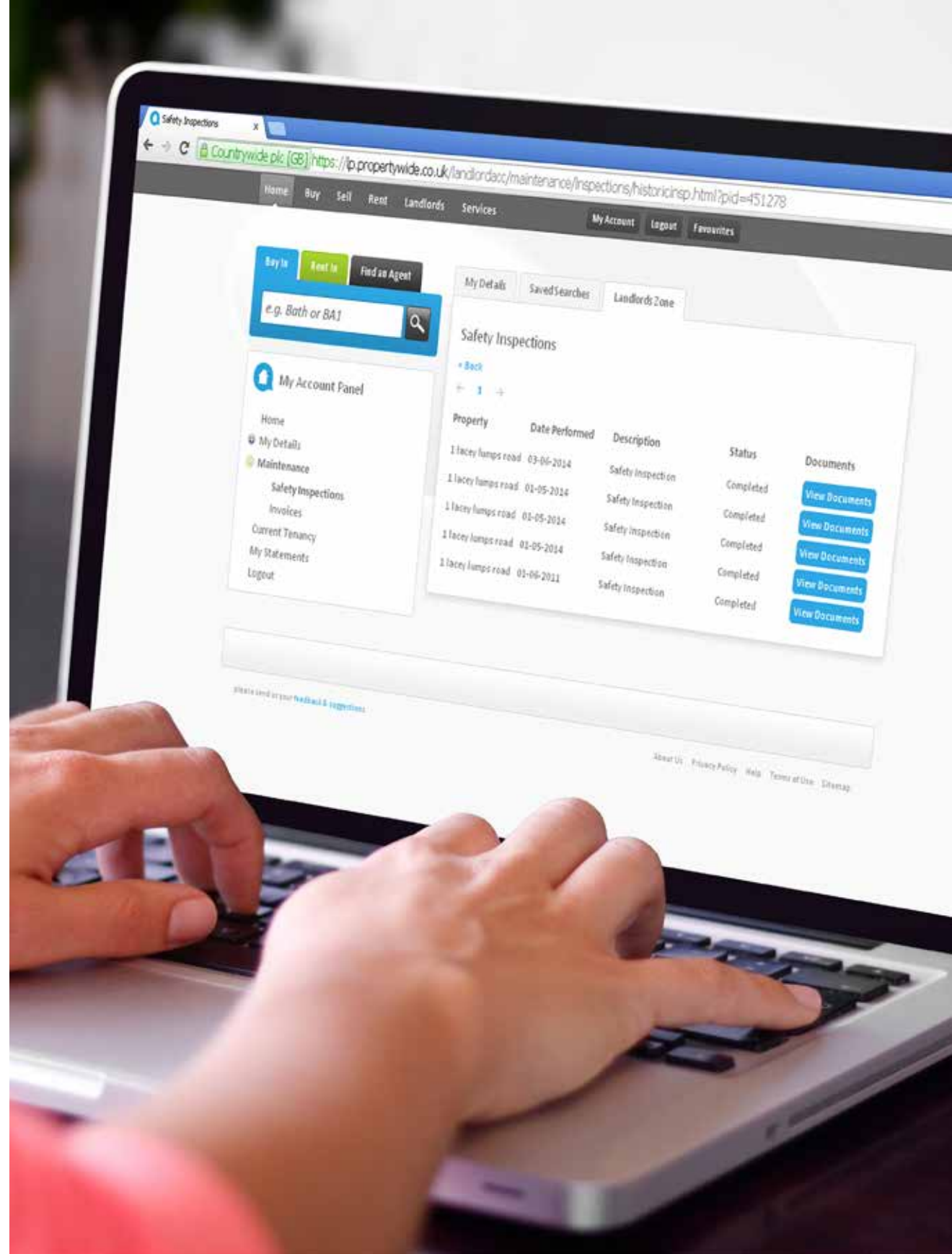
Report  
a Repair



# Landlord Zone

Online service for our full management and rent collection landlords, giving instant access to download:

- Rental statements
- Gas certificates
- Energy performance certificates (EPC)
- Fixed wiring tests
- Portable appliance test certificates (PAT)
- Banking details
- Invoices



# Choosing the service that is right for you



## Tenant Introduction

We will market your property extensively to introduce the best tenant.






## Tenant Introduction and Rent Collection

We will find you the best tenant and collect the rent on your behalf.



## Full Management

A comprehensive lettings and full property management service for complete peace of mind.

		 Tenant Introduction	 Tenant Introduction & Rent Collection	 Full Management
Finding the best tenant at the best rent	Conduct market valuation	✓	✓	✓
	Market the property	✓	✓	✓
	Conduct accompanied viewings	✓	✓	✓
	Complete pre-let "Right to Rent" checks	✓	✓	✓
	Checks of smoke and carbon monoxide alarms	✓	✓	✓
	Referencing of prospective tenants	✓	✓	✓
	Check the tenant in	✓	✓	✓
Timely payments and keeping you informed	Transfer rents		✓	✓
	Provide regular statements		✓	✓
	Access to Landlord Zone		✓	✓
	Follow-up 'Right to Rent' checks		✓	✓
	Proactively chase rent arrears		✓	✓
Managing your property and tenancy	Access to Report a Repair			✓
	Manage the property			✓
	Payment and accounting for outgoings			✓
	Arrange release of deposit			✓
	Arrange for the repair of any damage			✓

# Safeguard your rental income

Where we collect your rent, you can protect yourself from tenant arrears via DAS Legal Expenses Company Ltd.

- Largest provider in the UK
- Protecting individuals and businesses for over 40 years
- Part of a global insurance group offering in-depth support and specialist teams

## Rent and Legal Protection calculator

Monthly rental	Monthly cost
£400	£12.12
£500	£15.15
£600	£18.18
£700	£21.21
£800	£24.24
£900	£27.27
£1,000	£30.30
£1,100	£33.33
£1,200	£36.36
£1,300	£39.39
£1,400	£42.42
£1,500	£45.45
£1,600	£48.48
£1,700	£51.51
£1,800	£54.54
£1,900	£57.57
£2,000	£60.60

**Calculation:** Monthly premium = monthly rent x 3.03 then divide by 100



# Additional services

## Gas and electric supply



Spark Energy are the UK's specialist supplier of gas and electric for the lettings industry.

### Benefits for you

- Reduces the cost of any void period for up to 30 days
- Ensures the council and water authority are updated with names and moving dates
- Specialist account managers

## Building and Contents insurance



We offer buildings and contents insurance underwritten by AXA, specifically designed for landlords, to help protect your property.

- Accidental damage cover as standard
- Theft and malicious damage (contents cover)
- Loss of rent up to a maximum of £75,000 (buildings cover)

Full policy details are available upon request

## Tax services



We provide an Exclusive Tax Service for an annual fee of £78 including VAT which includes:

- A summary of the income and expenditure from the previous financial year
- Liaising with you to complete your annual tax return
- A dedicated team available to assist with property related tax

If you are a Non-Resident Landlord, the Exclusive Tax Service will also include:

- Useful information to apply for receiving your rent without deduction of tax
- Making tax payments to HMRC quarterly
- Issuing you with a certificate of tax paid
- Providing HMRC with details of annual gross rental income and annual tax paid

## Mortgages



With our knowledge and expertise, our Mortgage and Protection Consultants at Countrywide Mortgage Services can offer you:

- A step-by-step guide through the entire process
- A complete advice and recommendation service, comparing 100s of buy-to-let mortgage products, some of which may be exclusive
- A review of your portfolio to find the most suitable mortgage product and lender for your individual needs and circumstances
- Help understanding your protection priorities

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

A fee will be payable for arranging your mortgage. Your consultant will confirm the amount before you choose to proceed. Countrywide Mortgage Services, Countrywide House, 88-103 Caldecotte Lake Drive, Caldecotte, Milton Keynes, MK7 8JT

[entwistlegreen.co.uk](http://entwistlegreen.co.uk)

**PROPERTY SERVICES ALL UNDER ONE ROOF**

SALES | LETTINGS | MORTGAGES | SURVEYING | CONVEYANCING | AUCTIONS | NEW HOMES

