

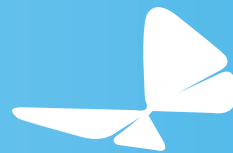


finefair
real people - real homes

www.finefair.com

landlord services

**Professional Property
management for over
a decade.**



welcome to finefair

Established for over a decade, we are proud to be one of London's officially accredited Property Management Agents, providing services to both the public and private sector.

Over the years, we have developed excellent relationships with our clients based on our industry knowledge, distinguished experience and outstanding service.

Today, on behalf of our clients, we manage a portfolio in excess of 2000 homes, which continues to grow year by year.

As a client you can be assured that our team is made up of highly trained professionals with a proven track record in the industry.

Whether you are a single property owner or a portfolio landlord our expert team will guide you through the process of letting your property or portfolio, identifying the most appropriate and profitable scheme's available for you.

Being an officially accredited agent makes us the preferred choice of your borough which means we are able to provide our services absolutely free when it comes to leasing your property.

At Finefair we pride ourselves on providing a completely honest and transparent service with no hidden costs or charges. Put simply – leasing through Finefair won't cost you a penny!

So whatever your needs may be, you can be sure that you are dealing with London's premier Management Agent, ensuring your property is a profitable investment every time.

We look forward to working with you in the near future.



REMEMBER - Finefair are your Local Authority's Preferred Supplier and Officially Appointed Property Management Agent

*“Friendliness and courtesy,
a personal service in all
aspects of the transaction from
procurement to management.”*

Teresa Clarke, Glebelands Avenue



guaranteed rent schemes

To date the most popular scheme with our landlords is the 3-5 Year Guaranteed Rent Leasing Scheme. Just look at the benefits below and its clear to see why.

Guarantee Your Rent

From the day we lease your property we will guarantee your rent for up to 5 years with no breaks.

0% commission

Our leasing service is absolutely FREE to our landlords and we do not charge any commission as we are your local authority's approved supplier.

No management fees

Finefair Consultancy manages your property throughout the term at NO cost to you and with NO management fees.

Achieve the highest rents

Finefair will achieve the best rent when it comes to leasing your property. REMEMBER we don't charge you, so it's in our interest to get you the best rent for your property.

No Voids

Get paid even while your property is vacant. With our rent guarantee schemes you are protected against any void periods or loss in rent.

Fast & Reliable Rental payments

All payments are made by BACS directly into your bank account every month, on time, every time.

No bills or Council Tax

From the day the tenants occupy your property, all bills and Council Tax will be the responsibility of the tenants.

Flexible Leasing

Available for a minimum 6 month period for as long as you like...

Another scheme which has been very popular with landlords is the Flexible Guaranteed Leasing Scheme. This allows you greater flexibility in the letting term from 6 months for as long as you like.


Should you require shorter periods or are unsure about a 3 or 5 year commitment this is a great option for you, as it leaves you in control and you can decide on the term that suits you.

Flexibility and Choice with a guaranteed income. Receive the same benefits as you would on our 3-5 year guaranteed rent scheme, whilst giving you flexibility on the lease term.

Call us today to guarantee your rent 020 8554 0500 or visit us at www.finefair.com



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A family of four is captured in a joyful moment, all wearing white t-shirts. The father is in the center, smiling broadly with his mouth open. A young boy is perched on his shoulders, also laughing with his mouth wide open and arms raised. To the right, a young girl is smiling and holding hands with the others. In the foreground, a woman is laughing, her head tilted back. The family is holding hands in a circle, creating a sense of unity and happiness. The background is a plain, bright white.

*“Always helpful and courteous.
The team are exceedingly helpful in
so many ways.”*

Gillian Webb, Westview Cottages

private lettings

Letting your property couldn't be easier!
At Finefair we take a professional and proactive approach to letting your property allowing you to get on with what you do.

Letting your property through Finefair's private lettings team ensures you have the best calibre tenants currently looking to rent in the market. We are able to bring you the best through our long established partnerships within the Private & Corporate Sectors.

A Comprehensive Service

At Finefair we offer a completely comprehensive service every day of the year. Using Finefair to manage your property means that we will take care of all your tenants' needs and ensure your property is managed and maintained throughout its term.

Peace of mind

Our dedicated team and quality of service has been developed over the years to continually exceed your expectations. When you let your property through Finefair it means you can get on with what you do and leave the management issues to a professional company giving you complete peace of mind.

Quality Management service

The quality of service you receive is of paramount importance to us. We will ensure every area is dealt with professionally from moving in to moving out, including renewals, rent collection, payments to your account, tenancy matters, administration and compliance.

Regular Property inspections

Throughout the term we manage your property our fully qualified inspectors will carry out regular inspections at your property, provide you with photos and any new recommendations. We are so confident about our services that we are one of the only agencies to offer our landlords joint inspections so you can be confident your property is being managed well.

Knowledge & Coverage

with our extensive network of partners and a growing network of lettings offices, we offer expert knowledge in every area in which we operate, meaning that we are perfectly equipped to assist, whatever your requirements.

**Call us today today on
020 8554 0500 or visit us at
www.finefair.com**



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Many thanks for your help and support with my property. You have been professional throughout and would certainly recommend you."

Julia Morris, Edmonton



AST & rent deposit schemes

Another popular scheme with our landlords is the 1 or 2 year Local Authority AST Scheme.

This allows you, the landlord greater flexibility in the term you choose to let your property without necessarily leasing your property.

Guarantee Your Let

Your rent commences from the date of tenancy. The Local Authority will guarantee occupation of your property with a tenant nominated by themselves.

Achieve the highest rents

Finefair will achieve the best market rental income when it comes to letting your property.

No Voids

As the Local Authority AST allows for the same tenant to have either a fixed or periodic term which means you will have NO void periods during the term of the tenancy until such time your tenant vacates the property.

Fast & Reliable Rental payments

Upon receipt of your rent from the Local Authority or Tenant, we will pay you directly, every month, through an automated BACS system.

No bills or Council Tax

From the day the tenants occupy your property all bills and Council Tax will be their responsibility.

Quality Management Service

We will ensure every area is dealt with professionally from moving in to moving out, including renewals, rent collection, payments to your account, tenancy matters, administration and compliance.


Choice of Payments

As a landlord you may opt for direct payment from Finefair, the Council or directly from the tenant. This allows you greater flexibility when deciding whether you would like to manage the property yourself over the term or would prefer Finefair to manage the property, tenancy and rent collections.

We have got the perfect tenant for your property. Call us today 020 8554 0500 or visit us at www.finefair.com



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“I have dealt with a number of agents in the past, my move to Finefair was by far the best move I made. With helpful communicative staff I won't be going elsewhere”

Mr. Harding, Repton Park

portfolio services

Through almost a decade's experience we understand that every landlord has individual needs in ensuring their portfolio remains as profitable as possible.

At Finefair we will explore the newest schemes to ensure the maximum return for you and this is assessed year on year.

We believe in working with you to make the most of your investments and to achieve the best results for you. This personal service is ideal for those with an existing portfolio or those with the capacity to explore new investment opportunities

Portfolio Management & Block Management

We offer a complete Portfolio Management Service, which may be individual properties spread across London or residential blocks. Our team is dedicated to ensuring you receive a professional and transparent service keeping you up to date with any issues related to your portfolio.

As well as ensuring the regular management services our portfolio management team ensure collection of rents, ground rents, service charges, facilities management, 24 hour security, landscaping and general maintenance services which are all encompassed as part of any portfolio service dependant on your requirements.

We constantly review your portfolio to ensure your returns are maximised through the various schemes we are able to offer being the official accredited agent to London Local Authority.

Dedicated Account Manager

As a portfolio landlord you will benefit from having a single dedicated account manager who will deal with everything relating to your account from rent, sign ups, to repairs leaving you with complete peace of mind to do what you do.

Rents - Making it simple

One rental payment per month. Even if you decide to extend your portfolio each property will be added to your account and all payments for your complete portfolio will be paid on the same day each month.

View Statements On-line

As a portfolio owner you'll be pleased to know you may view your up-to-date statements online from anywhere in the world allowing you access to monitor investments and performance at any time 365 days a year.

Increase your portfolio income and cut your costs. Call us today for a free portfolio appraisal 020 8554 0500 or visit us at www.finefair.com



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OTHER LANDLORD SERVICES

Making it simple to let

Other than managing your property we ensure your legal compliance obligations are always maintained and kept up to date.

We will notify you in advance of expiries of compliance certification and we will carry these out on your behalf upon request. We offer a wide range certification and maintenance services including:

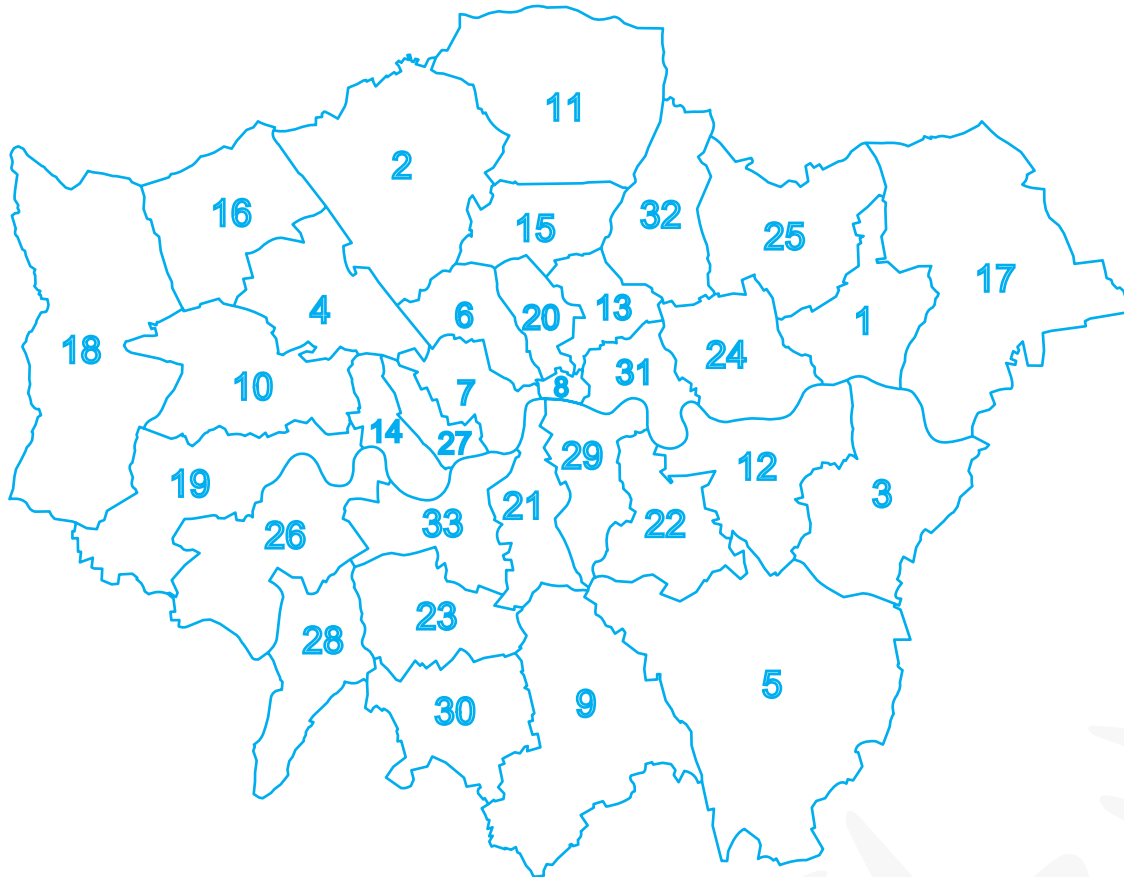
- Energy Performance Certificates
 - NIC EIC Certificates
 - Gas Safe Certificates
- Property Maintenance
 - Kitchen & Bathrooms
- Part/full Refurbishment
 - Decorating
 - Landscaping

We ensure that all services are carried out with great care by our qualified engineers.

For further information call our offices today
020 8554 0500 or visit us at
www.finefair.com



we've got London covered



AREAS WE COVER

- | | | |
|------------------------|--------------------------|---|
| 1. BARKING & DAGENHAM | 13. HACKNEY | 25. REDBRIDGE |
| 2. BARNET | 14. HAMMERSMITH & FULHAM | 26. RICHMOND UPON THAMES |
| 3. BEXLEY | 15. HARINGEY | 27. ROYAL BOROUGH OF KENSINGTON & CHELSEA |
| 4. BRENT | 16. HARROW | 28. ROYAL BOROUGH OF KINGSTON UPON THAMES |
| 5. BROMLEY | 17. HAVERING | 29. SOUTHWARK |
| 6. CAMDEN | 18. HILLINGDON | 30. SUTTON |
| 7. CITY OF WESTMINSTER | 19. HOUNSLOW | 31. TOWER HAMLETS |
| 8. CITY OF LONDON | 20. ISLINGTON | 32. WALTHAM FOREST |
| 9. CROYDON | 21. LAMBETH | 33. WANDSWORTH |
| 10. EALING | 22. LEWISHAM | |
| 11. ENFIELD | 23. MERTON | |
| 12. GREENWICH | 24. NEWHAM | |



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property standards

At Finefair we are keen to acquire properties completed to a good standard.

Through experience we understand the importance of a well maintained property. In the long run this will alleviate any future management issues or cost leaving you with complete peace of mind.

Here are a few Property Standards you will need to address before leasing your property.

Please ensure that:

- ✓ Your property is in a good decorative state
- ✓ The kitchen has a fire door with a self closer
- ✓ There is a fire blanket, fire extinguisher and carbon monoxide detector in your property.
- ✓ There is a mains powered smoke alarm on each floor of the property
- ✓ Each room has its own entrance, natural light and natural ventilation
- ✓ Kitchens and bathrooms do not have carpets
- ✓ Kitchens and bathrooms have enclosed light fittings
- ✓ Any pipe work for boilers is boxed in
- ✓ Each room has at least two double plug sockets
- ✓ First floor and above windows are fitted with restrictors.

Please ensure you do not:

- ✗ Have gaps in between banister rails that compromise child safety
- ✗ Have any electrical sockets on skirting boards
- ✗ Have overgrown gardens
- ✗ Have any dangerous trip hazards in the property
- ✗ Have a connected gas heater
- ✗ Have any internal locks on doors other than bathrooms and toilets
- ✗ Have any blocked guttering
- ✗ Leave any rubbish or building waste anywhere on the premises
- ✗ Forget to have door numbers displayed and a working doorbell
- ✗ Forget to supply all keys for windows and letter boxes (if applicable)

*If you need any assistance, we're here to help.
Call the lettings team on 020 8554 0500*

Frequently Asked Questions

Here are some questions we are frequently asked by landlords, we hope you will find these useful.

If I let my property unfurnished what do I still need to supply?

Where the property is required unfurnished landlords will still be required to supply the following items:

- Fridge freezer
- Cooker and oven
- Net and heavy curtains

What do I need to do when I want to lease my property?

Simply call our leasing team who will be pleased to arrange a no obligation property valuation. At your first meeting our experienced staff will advise you of any areas that may need addressing prior to leasing your property.

How long will the process take?

Generally the leasing process does not take more than 5-10 days, but this can vary according to the scheme and condition of the property.

Who pays the bills and Council Tax?

All utility bills and Council Tax will be transferred to the tenants by Finefair. During the term of the contract, the tenant will be liable for all utility bills and Council Tax.

How do I get paid?

All payments are made by BACS directly to your nominated bank account.

When do I get paid?

Rental payments are made on the first Friday of every month.

Do you charge a monthly commission?

No. The rent that you have agreed will be the rent that you receive from Finefair every month. We do not charge commission or a Management Fee for Leasing Schemes

Do I receive any form of statements for the rent I receive?

Yes. Every quarter you will receive a payment advice which will state the amount of rent you have received during the preceding quarter.

Do I have to inform my mortgage company?

You will need to check with your mortgage lender whether they will allow you to let out your property on a temporary or permanent basis

Will there ever be a stage of the term where I am able to review my rent?

Yes, at the end of the term prior to renewal you will be able to review your rent by simply putting a request in writing.

What documents will I require to lease my property?

You will require the following documents to Lease your property. Please use the Landlord Checklist below.

- ✓ Copy of Council Tax Bill
- ✓ Copy of Land Registry
- ✓ Copy of NIC EIC Certificate
- ✓ Copy of Gas Safety Certificate
- ✓ Copy of Energy Performance Certificate
- ✓ Copy of Building Insurance
- ✓ Copy of a recent Mortgage Statement
- ✓ Copy of utility bills
- ✓ 3 full sets of keys

Are you ready to let?

What's the next step

Simply contact Finefair and we will arrange to visit your property at a time convenient to you. We will usually come back to you with a guaranteed rental offer within 24 hours. We will tailor your Guaranteed Rent package to ensure the best terms and highest rental for your property.

Remember we don't charge you any commission or management fees, so it's in our interest to get you the best rent

What's the catch?

There is no catch! Being the OFFICIAL Agent for your local authority we are in a unique position to GUARANTEE your rent and NOT charge you any fees or commissions. We achieve this by the Local Authority paying the fees as opposed to the Landlord.

Always ensure you are using an approved and accredited agent by the borough or you may be liable to fees by using a non accredited agent.

What's the guarantee?

Finefair Consultancy will be your tenant. Therefore you have the benefit of having a trusted and reliable, respectable organisation to deal with, one who is 100% responsible for your property and ensures your rents on time every time.

Remember that if you do not have current Gas, Electricity or Energy Performance certificates or any maintenance works we can arrange these for you, just ask one of the lettings team on 020 8554 0500

www.finefair.com

www.finefair.com

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