



TIGER
PROPERTY



PROPERTY LETTINGS
AND MANAGEMENT

A lettings agent made for landlords

It is vital that you find a lettings agent you can really trust, we know that Letting your property can be a very stressful and demanding task.

At Tiger Property, we are truly passionate about what we do and this commitment to our work means we deliver a first class service to both landlords and their tenants.



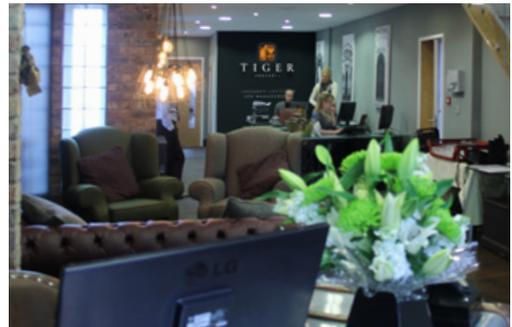
We offer a complete property management service which can be personalised to meet your unique needs.

So whether you are a first-time landlord with just one property or landlord with a large portfolio, we can help. Many of our clients are busy professionals or overseas investors so it is essential they have a team on hand they can trust to take care of all aspects of the letting process.

*We take
the stress
out of
letting*

Our Aim is to:

- Achieve as much rent for your property as possible in order to maximise your assets
- Source and secure suitable tenants for your property
- Provide on-going support, guidance and knowledge ensuring your experience is stress free and rewarding
- Ensure there are minimal void periods
- Provide professional advice on how to achieve the maximum return on your investment.



*We'll help
you get the
most out
of your
property*

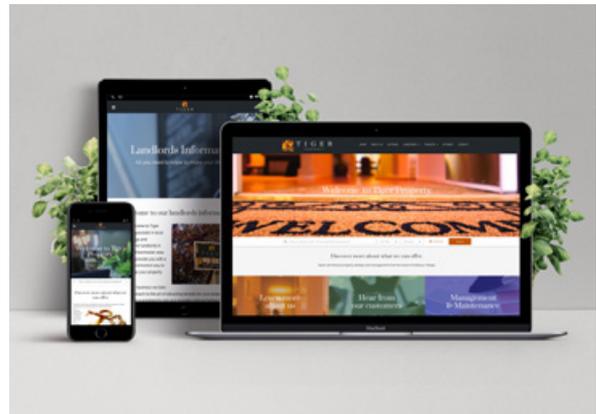
Our lettings process step-by-step

1. Current market valuation

We will provide you with an realistic, accurate and honest valuation based on comparable evidence and the current market conditions. It is our aim to get you as much rent as possible whilst not being overly ambitious which could result in a void period on the property.

2. Marketing your property

To ensure we find you the right tenants for the highest rent possible, your property needs to receive maximum marketing exposure. Combining traditional marketing methods whilst embracing modern technology, this enables us to reach the widest target audience possible for your property. We firmly believe in giving your property exposure in as many marketing channels as possible ,giving us the best chance of finding you the most suitable tenant.



3. Viewings

All viewings are accompanied by an experienced member of the team. Prospective tenants often have many questions whilst viewing properties.

Accompanied viewings mean applicants can have their questions answered quickly which often leads to them reserving your property.

4. Let agreed Offer

Once we have received an offer from a prospective tenant we will contact you to let you know the details of the offer, including information about the prospective tenants.

Simplifying the lettings process

5. Pre-tenancy process

Once an offer has been accepted, the pre tenancy process begins. Which includes the following steps.

- Carry out references on the prospective Tenant (s) to ensure they are suitable
- Have a Tenancy Agreement and all other tenancy related paperwork signed by both parties
- Arrange any legal certificates if applicable
- Organise any special requests for the new tenancy and conduct an inventory.
- Ensure all paperwork is in and legislation matters dealt with

6. Move in day

On receipt of the 1st months' rent, 5 week deposit and signed tenancy paperwork, we will release the keys to your new Tenant(s).

7. Ongoing management

Enjoy a hassle free tenancy, allowing you to focus on your investment strategy. Our experienced Property Management department gives you complete peace of mind. You will be allocated a dedicated point of contact who will look after the day to day management of your property.



Our property management team are there to take the stresses and strains out of being a landlord. Our team have the experience and expertise to deal effectively with unavoidable issues that can arise during each tenancy.

Taking the stress away from clients

They are committed to finding the most timely, cost effective and lasting solutions to each management problem.

We understand that our landlords are busy people so our property managers take on the vast majority of tasks related to letting out a property. These include: handling tenant queries at all hours, dealing with appliance breakdowns and heating or hot water problems, managing warranty or insurance works, deposit administration, co-ordinating contractor visits, sourcing quality contractors, collecting and transferring the rent on a monthly basis, chasing arrears, renegotiating the contract on renewal and handling any relevant legal notices.

The lettings industry is becoming increasingly heavily regulated with the government implementing more and more mandatory legislation.

In recent times we have seen the introduction of the following which has seen the burden of self-managing your property fraught with legislation pitfalls:

- Right to Rent Immigration checks
- The Deregulation Act 2015 – preventing retaliatory evictions
- Regulations for the installation of smoke and carbon monoxide alarms
- Gas safety inspection hatches
- Changes to Tenancy Deposit Protection and the use of Section 21 notices for Landlords.



Maintenance services

With over 20 years experience in property maintenance work, Tiger can tackle a full range of projects.

From hanging a door to organising whole house extensions, nothing is too big or too small. We offer free quotes and competitive prices and we're happy to look at any job no matter what size.



All electrical work is carried out by electricians that are NICEIC or NAPIT registered, and all gas work is carried out by GAS SAFE registered engineers.

And by using the online Fixflo system, it explains how tenants can fix simple issues themselves. From the simplest things like changing a light bulb, to re-pressurising a boiler, saving you wasted time on the phone.

*A service
you can
rely on
every time*



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