



High Street, Rothwell
01536 418100
simonac.co.uk

**S I M & N
& C O.**
E S T A T E A G E N T S

We're a full property management solution.

Sales · Lettings · Residential · Commercial · Conveyancing · Mortgages

Welcome to our Fully Managed Service – 15 reasons why your moneys well spent

Protecting your Property and income takes experience.

Our experience enables us to provide this service better than any other letting agents locally.

Simon & Co. currently Manage over 100 properties locally and offer over 55 Years of combined property experience all under one roof and at your service

Simon & Co. Piece Of Mind – Full Management & Rent Collection Service

1. 55 Years unrivalled experience looking after your property
2. Whilst unlikely – Guidance to Expert legal advice (local and face to face) and initial Court submission Papers fee covered (subject to limitations).
3. First inspection is one of the most important yet potentially problematic events if not handled correctly. This will be undertaken by our most experienced staff member in such matters.
4. Follow up with quarterly Inspections and feed back given if any issues.
5. Rent processing can also be thwart with issues. Simon & Co will process this for you paid directly into your chosen account on the same day it is received.
6. Clear straightforward invoice statements issued the same day rent is received and year end accounts produced should you so wish.

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7. Discount on other services e.g. Gas safety certificate, new lease extensions etc.
8. Co-ordinate lease re-newel and notices to ensure they are undertaken correctly and in line with current legislation.
9. Works and repairs – all will be reported to you immediately. We can use your chosen contractor if you wish or indeed ensure a competitive quote is obtained from local Contractors and presented to you prior to any works commencing. All our approved contractors have Public Liability, Professional Indemnity and signed up to our 'Client Service Standard'
10. We also offer a 'Go Paperless' option, by simply texting the first line of your rental property address to 07970727056, or contacting us directly, will ensure all future Management Correspondence, (including monthly statements and contract invoices (where applicable)) are sent to your registered email address.
11. **IMPORTANT** - Check that the property complies with the current legislation i.e. Gas Safety Tests, Electricity Appliance Tests, Legionaries Checks, New Right To Rent regulations and other regulations including property condition.
12. Deal with insurance claims if and where applicable.
13. Process of Deposit return or make a claim on your behalf if necessary. This can also become somewhat onerous and challenging, yet Simon & Co will act on your behalf in this process.
14. Advise on any reviewed rental income annually, to keep in line with the current rental market.
15. End of Tenancy – Check out and review

Piece Of Mind – Priceless



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ESTATE AGENTS

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