

# North Wall

Lettings & Property Management



**North Wall is a family run Estate Agency built on principles and values.**

**We value customer service, expert knowledge and trust.**

**And above all, we like to keep things simple.**





We want to make renting your property easier.

Here's how.

We know that finding the right tenant is a big deal, so we'll vet thoroughly and reference properly, so you can sleep soundly knowing that your asset is being looked after.

We offer rent guarantee protection too, for extra peace of mind.

We believe that local knowledge, years of experience and up-to-date marketing methods should be the standard, not a selling point - we're a new agency but staffed by experienced hands. There's not a lot we've not dealt with when it comes to property.

We're built on a friendly and personal end-to-end service - dealing with the same team from start to finish. That's for you, and your tenants - so you know that they're looked after.

Happier tenants make better tenants after all, and a well managed property makes everyones life that little bit easier.

## Values

Our values are really, really important to us.

We built this business around them because we saw that they were lacking in other agencies that collectively we worked for or dealt with.

**We are committed, principled, resourceful, fair, team oriented, sustainable and personal.**

**Our values and personality will be broadcast through everything we do.**

It means we won't be for everybody, but that's ok.

**We want to make sure that we're the right fit for each other.**

# Our Services





Good property management is about much more than compliance. But it is the foundation for successful property management. Without it then you and your tenants are unsafe.

That's why we built our processes from the ground up specifically designed to ensure compliance whilst offering a level of customer service that other agencies struggle to match.

We think it's a killer combo.

### **Service benefits:**

- Full marketing - all major property portals and social media channels
- Accompanied viewings
- Full information gathering and vetting
- Right to rent, employment and credit checks
- Deposit registration
- Guarantor set up
- Rent guarantee service
- Arrangement of safety certification
- Tenancy agreements
- Inventory
- Rent collection and clear monthly statements
- Maintenance management
- Compliance monitoring
- Quarterly inspections
- Move ins and move outs



## Services

All prices are subject to VAT



## Fully Managed

12% fee on rental income  
£600 set up fee

If we're looking after your property, we like to do it properly. And that's why we encourage our landlords to take our fully managed service.

Competitively priced and built on processes designed to keep you compliant and your tenants safe, it's the best option for hassle free landlord life.



## Services

All prices are subject to VAT



## Let Only

£ One months rent

But fully managed isn't for everyone.

So, if you enjoy managing your property and having a relationship with your tenants then we get that, and that's why we offer a Let Only service to help with the tenant find - including vetting, referencing, tenancy set up and logging deposits.

Nice and simple.



## Services

All prices are subject to VAT

## Portfolio Builder

Looking to grow your portfolio?

We're an Estate Agency so we sell houses as well as manage them.

That means that from time to time we're asked to find buyers for houses that work really well as rental properties. They might already be tenanted or be part of a portfolio that the seller doesn't want to break up.

Whatever the reason, our registered landlords get exclusive access to these properties before they hit the market.



**Houses aren't just assets, they're homes, *they're a fundamental right.***

**A place of stability and safety – and right now that feels like it matters more than ever.**

**We're here to help you provide a quality place to live for your tenants and protect your investment at the same time.**

**If that sounds like it might be for you, get in touch with our Lettings team today.**



# North Wall

[northwallproperty.com](http://northwallproperty.com)

0151 804 4303

[hello@northwallproperty.com](mailto:hello@northwallproperty.com)

