



# Lettings Information Guide.

*All the  
information you  
need to let your  
property with  
Hamilton Estates.*

## Who We Are

### About Us

Hamilton Estates are a local independent agent specializing in Lettings, Property Management and Sales. We have been established since 1995 and offer a professional, honest and efficient services to all our landlord's. Our office has a dedicated team, who specialise in letting your property and fast! We deal with professional working tenants and ensure your property is in line with current market rental prices.

Honesty has always been our main asset. We will always ensure that you get a good rate, a good service and a dedicated team with your interest at heart.

*Dealing with properties since 1995!*

### Contact Us

Phone: 0208 385 1221

Email: [lettings@hamiltonestates.com](mailto:lettings@hamiltonestates.com)

Web: [www.hamiltonestates.com](http://www.hamiltonestates.com)



Hamilton Estates

233 Preston Road  
Wembley  
Ha9 8pe



*“Your Property  
is our property”*



## WHY CHOOSE HAMILTON ESTATES?

*“There for you since 1995”*

- Free no obligation market appraisal
- Rent guarantee provided up to 15 months
- State of the art property management software
- Price match guarantee – our main object is to offer you a personal service and aim to beat any price within reason!
- We market all our properties with the UK's leading advertising websites including Zoopla and Rightmove
- We don't like to leave your property empty and will aim to find you a good tenant fast!
- And add up to date property certification and update property rental regulations
- No hidden fee's or charges
- Property inspections every six months

## TENANT FIND, INTRODUCTORY FEE: 7% Plus VAT

*Includes;*

- Introduce tenant(s)
- Deposits are protected with the Deposit Protection Services in accordance with the new legislation
- Preparation of tenancy agreements
- Arrange for a professional inventory
- All our tenants are credit checked and fully referenced
- Set up utilities for our tenants
- First month's rent and security deposits are collected on the day of move-in.
- Annual Inspections
- Check the tenant out from the property at the end of the tenancy.
- £0\* excess Rent Guarantee with legal backup

*“When purchasing our house through Hamilton Estates, we found them, in particular Ivan who saw the sale through to the end, very friendly and efficient. The service was provided with a kind and personal touch which helped us through the buying process” Vlad & Caroline*

- We make letting your property simple. You simply sit back and we focus on letting your property with the utmost care & efficiency.



**STRESS FREE**  
Property Management

## MANAGEMENT SERVICES

- Collect rent money and transfer to you less our fee
- Management fee taken out on a monthly basis and can be cancelled (within 3 months' notice period) with no extra fee
- Undertake two inspections per annum
- Arrange for any repairs works and instruct our contractors with landlords consent
- We have on call builders, electricians and plumbers, who offer competitive prices and a reliable service.
- No direct contact between tenants and landlord/s
- We hold a set of keys on all our managed properties for security purposes.
- Serve appropriate notices\*

***Come in and visit us today or call us on 0208 385 1221***