

andersonlettings

Who are Anderson Lettings?

Anderson Lettings is an independent family run business with over 20 years' experience in the North Birmingham lettings market. The company was set up by Kevin and Angela Anderson in 1988.

Marketing Your Property

Unlike many estate agents who primarily sell properties, we are a specialist and dedicated letting agent. Letting and Management is our core business and we are entirely focused on letting your property.

Our offices are prominently positioned in prime locations, so that your property will be seen by as many potential tenants as possible.

Every week we advertise in full colour in the local press. Advertisements are clear and straightforward and designed to generate maximum interest in your property.



Sutton Coldfield office



Erdington office



Your property will be promoted on three of the UK's largest property web sites.



Enquiries are received every day from tenants who have seen our landlords' properties on these sites. In addition we upload to our own site andersonlettings.net where tenants can find details of all properties available.

Andersons' 'To Let' boards are designed in striking colours with bold lettering to make your property stand out from the crowd. Properties with 'To Let' boards often let more quickly and most landlords opt for this simple and effective type of promotion.



Our window cards are carefully designed to be eye catching.

When visiting the office or viewing the property online potential tenants are shown both external and internal



photographs of your property—displaying photographs can often lead to an appointment to view. To keep potential tenants up to date with new instructions, we maintain an email applicant mailing list. Each week a property sheet is emailed to prospective tenants, two days before it appears in the local newspaper. This is particularly helpful to people who need to move quickly or reside outside the area.



Our Services

If you are considering letting, the first step is to invite us to visit your property. Free of charge, we will provide a written estimate of your property's rental value and a comprehensive overview of our services. We have developed a presentation which takes you through the key stages of letting, consisting of an overview of our marketing strategy, tenant referencing, rent collection and management procedures from the beginning to the end of a tenancy.

We leave you with a detailed document called 'The Landlords Guide to Letting' which provides detailed information about letting your property, current legislation and our services.



Your rent guaranteed!

Tenants are fully referenced before moving into a property. Whilst they may not have had credit problems in the past, there is always a risk that they may experience difficulties in the future; they may lose their jobs, develop health problems or suffer a relationship breakdown. We can arrange Rent Guarantee and Legal Expenses Warranty on your behalf (subject to conditions), to guarantee your rent and cover legal costs incurred in evicting a tenant.

Check your investment

When purchasing an investment property, it would be helpful to have some background information – what rent will it achieve, is it likely to be popular with tenants, and are there any similar properties currently let which may be comparable? We offer to visit the property before you exchange contracts, to confirm its rental value, provide comparable evidence where possible and perhaps suggest improvements that will help it let more quickly. There is no charge for this service.



Whether you are letting an investment property or your home, we are able to offer advice and guidance as to the standards required to attract the best tenants.

Finding the right service for you.

At Anderson Lettings we try and make letting your property as easy and as trouble free as possible. Some landlords require a Tenant Find Only service, whilst other clients may prefer our full Letting and Management Service. Ask us about our Rent Collection Only or Rent Collection PLUS services, which are proving to be extremely popular with both new and existing clients. Whichever option you choose, our service will always be friendly and professional. We are proud that we have landlord clients who have been loyal customers since our beginning in 1988.

Contact Sutton Coldfield office

**0121
240 8100**

sutton@andersonlettings.net

Contact Erdington office

**0121
350 3330**

erdington@andersonlettings.net



Notes