

### INFORMATION FOR LANDLORDS

#### WHO WE ARE

We are a boutique company in the heart of Edinburgh passionate about property and our unique service to clients. Our agency delivers on every level with attention to detail and a first class management package to match.

#### WHAT WE DO

We have been in business for over 12 years with an exceptional range of properties and established client base. We have built up our reputation as a market leader in the field of Short Term Lets as well as the more traditional Long Term Letting and this particular diversity has attracted investors and landlords alike. Our working relationship with major companies and property developers is a key factor in our standing on the Edinburgh property scene.



#### SMALL IS GOOD

We are a small team where you are not handed from "pillar to post" in the day to day management of your affairs but instead have one person you can call on: one manager with a complete overview so they can advise you on all aspects of your property.

#### HELP IS AT HAND

We have a team of reputable workmen for general property maintenance and emergency repairs: from plumbing to painting or just fixing a tap! Properties are inspected routinely at the start and end of each tenancy. We take detailed photos as part of the inventory check and to record the condition of the property and report fully to the Landlord on any suggested improvements or repairs to avoid unnecessary call out charges.



*We have built our reputation on sourcing top-end properties for individual and corporate clients with an emphasis on style, appointment and easy access to the workplace*

#### LOOKING GOOD

Immaculate presentation with a clean uncluttered stylish look is the key to marketing your property in this competitive rental market. We can advise on ways of simply freshening up the place to more detailed refurbishment to make your flat stand out from the crowd. Presentation is all in terms of market appeal.

#### GETTING STARTED

Once a property is registered, you will receive our detailed introductory letter/email with a full outline of all the information required to market the property as well as our standard Terms of Engagement. From tax and insurance to safety checks and bank details we cover all the essential information to guide you through stage by stage.

#### KNOWING THE RULES

Keeping up to date with current legislation can be a complex business. We can advise you on your responsibilities as a private landlord from Landlord Registration to all health and safety regulations attached to letting a property.

### WHAT DOES IT COST?

The Property Registration Fee is £150 plus VAT. On Long Lets our commission is 12.5% plus VAT. On Short Lets our commission is 17.5% plus VAT.

### WORTH EVERY PENNY

Setting up fees and ongoing costs can be daunting - but agency fees, commission and associated costs are tax deductible. Monthly rent receipts are sent to you each month showing any itemised costs. We do not mark up bills so you can rely on getting value for money.

### FLEXIBLE LETTING CHOICES

Over the years we have developed a specialised market in Short Term Lets for those looking for an alternative to the traditional 6 month lease: from company staff relocating to the city to film productions and Festival agents as well as major insurance firms. Affordable and comfortable alternatives to hotel accommodation, this flexible option appeals to some of our Landlords and the chance of good occupancy rates and higher returns throughout the year. We can assess the market potential of your property so you can start on the right track: Long or Short Term.

### FINDING THE RIGHT TENANT

Our properties are advertised on the Lettingweb and Citylets websites (as well as on our own site). The use of high quality photographs and To Let boards attract a high response from prospective tenants. We have a working relationship with companies and relocation agents and source many of our tenants through them. References and tenant checks are carried out in line with our tenancy agreements.

### LET ONLY - TENANT INTRODUCTION SERVICE

We appreciate that experienced Landlords may wish to manage their own portfolio and we offer a Let Only Service as well as full management. This is charged out at a rate of one month's rent and includes the full process of marketing the property and sourcing a suitable tenant.

### CHOOSING THE RIGHT AGENT

Handing a property over to someone else to look after is a major commitment for any Landlord.

- Will my property be well looked after?
- Will the rent be paid in time each month?
- Will the agency deal with the tenant on my behalf throughout the let?

These are common concerns and we take the day to day responsibility so you don't have to: from marketing your property to paying the monthly rent, dealing with maintenance and safety regulations and all matters regarding the tenant on your behalf.

### GAME, SET & MATCH

Once you have registered, we will send you a detailed point by point email with everything you need for setting up your property so that you are ready to start letting out with the right tenant in place and begin making money.



If you would like any more information on our management service or to arrange a viewing of your property, please call us on 0131 550 3808.

Letting with Clouds... Let us Let Your Property

[www.clouds.co.uk](http://www.clouds.co.uk)