



bridge.co.uk

sales lets land

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Landlord Guide

Step - 1 Accurate Valuation & Property Marketing

Bridge valuations are backed by years of experience and knowledge of the area, ensuring the letting of your property as quickly as possible, at the best price.

First impressions count, which is why, here at Bridge, we employ professional photographers to ensure the presentation of your property is to its full potential. Bridge is always here for any help and here to advise you wherever necessary on the presentation of your property.

Step 2 - Finding a suitable tenant

Bridge work hard to ensure that we find a suitable tenant, who matches your given guidelines. All tenants are thoroughly checked, along with credit history and accounts/character references where required.

As soon as an offer is received, we will contact you to inform you of the full details, along with any special conditions to help you decide whether or not to accept.

Step 3 - Property Management

Bridge offer a property management service which can maximise rental returns on your property. Many tenants insist on renting managed properties and are often willing to pay a premium price for this.

Bridge's property manager will ensure that both your property and the tenant is cared for 24 hours a day. Handling issues such as emergency repairs, collection of rents and many more. Bridge can arrange work and management to be carried out, or regular visits of your home whilst you are away.

Step 4 - Agreed Offer

Once you have agreed an offer Bridge will do the following, regardless of whether your property is managed or not:

- Undertake in-depth referencing from the tenants
- Arrange the signing of Tenancy Agreement
- Collect moving-in payment (rent & deposit)
- Organise the Gas Safety Inspection and Portable Appliance test.
- Arrange professional cleaning of your property
- Carry out check-in and inventory

Step 5 – Move in

When all references and checks are completed, all money is in and the agreed date comes around, Bridge will release the keys to the tenant or inventory clerk for the move in. Congratulations, your property is now to let!