

**d.tlets**  
LETTING AGENTS



**Property letting and management  
with flexibility**

**Maximise Rents • Minimise Hassle**



## Property letting and management with flexibility

At **dotlets** we specialise in giving you the landlord a professional letting service with the flexibility to suit your individual needs.

We strive to provide the highest standards in service from a highly knowledgeable team whose prime aim is to maximise your rental income whilst minimising any hassle.





## Why use dotlets?

As well as using well honed marketing techniques to maximise exposure of properties to prospective tenants, **dotlets** offers a comprehensive letting and management service, leaving you the landlord with minimum hassle.

Our loyal staff are happy to carry out viewings 7 days a week, and our offices are open Monday to Saturday. Market appraisals not only include an assessment of rental potential but also advice on how to maximise that potential for the best return by presenting the property in the best possible light.

Our full management package includes a 24 hour call out service for emergency repairs and maintenance to properties. Other less urgent work is carried out promptly by our team of independent contractors. Clients will be kept informed at all times. We never mark up our contractors rates, indeed we can often save you money by regularly using trusted tradesmen.

## Why let rather than sell your property?

You may be torn between letting or selling your property and need to weigh up the pros and cons of each. The lettings market in Bath has been consistently buoyant for many years – the demand for housing here keeps it so. Retaining a property rather than selling can not only often offer good short-term returns but can provide excellent capital growth over the long term, as property prices invariably rise over a 10 year+ period. It is an option well worth considering if you are looking for a long term investment.

When you decide it is time to sell, we can handle this for you too within the **dotlocation** estate agency group.



## Finding you the best tenant

**dotlets** maintains its position in the forefront of the lettings market occupying a prime site in the centre of Bath with a dedicated window display and a welcoming office. Our advertising is prominent with a strong recognisable brand and appears consistently in the local press including Property Weekly. In addition, we advertise in regional lifestyle magazines and supplement this activity with regular editorial features.

Our acclaimed web site is updated daily to ensure there is no delay in marketing your property. Tenants are invited to register on the site and are added to our active database so that they can be contacted on a regular basis by e-mail, phone or even SMS text with news of the new properties on our books. We also subscribe to the leading property websites giving a truly global presence.

## Tenant verification

**dotlets** carries out checks on prospective tenants to ensure their suitability. External references are sought from previous landlords, employers and credit agencies. Our reputation rests with having satisfied landlords and we take our role seriously when matching tenants with properties.

## A service to suit your needs

At **dotlets** we tailor our service to meet your needs whether you simply want tenant introduction or for us to fully manage the tenancy from start to finish.

Whichever service you choose, we will provide a no obligation free rental market appraisal when we inspect the property to be let. On receipt of a signed Landlord's Instruction to Let form, we will proceed to market the property using all of the appropriate channels. Unless otherwise agreed, we will accompany all viewings.

**01225 470055**

## Tenant introduction service

If you choose to handle the management of your property, we can assist by finding you a suitable tenant, supplying references and providing a legally binding tenancy agreement – handing over to you when it comes to handing over the keys!

## Property management service

We offer a comprehensive service for management of rental property if you prefer not to deal with the day to day handling of tenant issues and maintenance of your property. It is an ideal solution if you are a remote landlord who is living away from the area, ensuring close management of the property in your absence – including continuity of tenancy.

Whatever service you choose you can be assured of our best and most personal attention at all times. Don't just take our word for it, take a look at the testimonials on the back from some of our most recent satisfied landlords.

## Comprehensive landlords information pack

For more comprehensive information about our services, please ask for our landlord pack.



## What our clients say...

“it is a pleasure to do business with an agent who is friendly and responsive, never failing to return phone calls”

Ms L, Bath

“dotlets provided us with a very efficient, reliable and professional service... our previous agent had the property for over 3 months whereas you had it rented within 2 weeks”

Ms A, Manchester

“I have no hesitation in recommending dotlets for their professionalism, tenacity and hard work in locating a tenant and making the subsequent paperwork easy and painless”

C Smith, Bath

“the maintenance of my house has been dealt with efficiently and any necessary repairs attended to quickly and with minimum disruption to the tenants”

Mrs H, Limpley Stoke



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dotlets is the letting division of the dotlocation estate agency group