

# KEENANS

## LETTINGS

### Area Coverage

MANCHESTER  
TAMESIDE  
SALFORD  
WORSLEY  
LEIGH  
PRESTWICH

ROCHDALE  
BURY  
TODMORDEN  
ROSSENDALE  
BURNLEY  
HYNDBURN

DARWEN  
BLACKBURN  
RIBBLE VALLEY  
PENDLE & BARNOLDSWICK  
PRESTON  
CHORLEY

Find more information

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

# Why Choose Us?

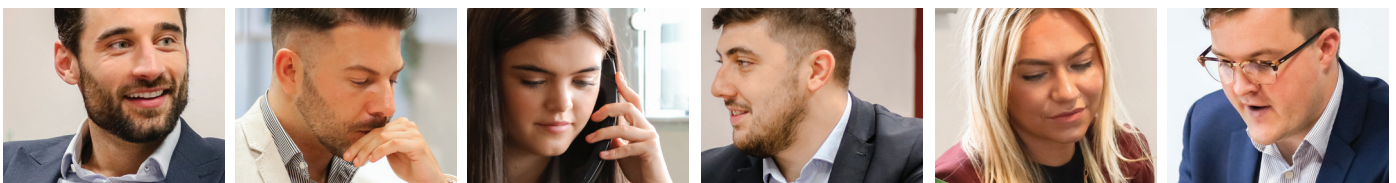
Being a Landlord is a very different dynamic to being a home owner. We understand this and the minefield of legislation and regulations you must abide to. Our letting agents are trained to the highest professional standards to ensure the advice and guidance they give you is current, compliant and reliable.



FAMILY RUN BUSINESS  
10+YEARS  
70+STAFF

## Experienced Lettings Team

We're very proud of our Property Management Team and the service they provide to our Landlords and Tenants. We believe in transparency and clear communication between you, your tenant and us.



# Service Summary

## Tenant Find

Minimum Set Up Fee

Maximise the rental price achieved

For long-term secure income

Advertised on all major portals

## Fully Managed

Minimum Set Up Fee

Inventory / Schedule of Condition

Property Maintenance 365 Days

Periodic Inspection

## Rent Collect

Minimum Set Up Fee

Monthly Rent Collection

Distribution of Payments

Payment Arrears Collection

## Property Maintenance

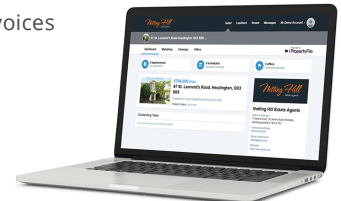
Whether the maintenance you require on your property is planned or an unexpected emergency, it can be difficult to find a suitable and reputable contractor. Some of the contractors we have available for you include:

- Electricians
- Plumbers
- Gas Engineers
- Landscaping
- Carpeting and Flooring
- Damp Specialist
- Lock Smiths
- Painters and Decorators
- Plasterers
- Refurbishment Specialists

## 24 Hour Access\*

Connecting you digitally to completed documentation and tenants, providing you with all of the information you need to fulfill your responsibilities as a landlord and track your properties throughout the tenancies.

- View statements and invoices
- View tax returns
- Portal statistics
- Scheduled viewings
- Inspection dates
- Rent due
- Deposit payments



## You deserve the best advice

Our property management teams are ARLA Propertymark qualified, which is the highest governing body and training available for the Lettings industry, ensuring you have complete confidence in the advice and guidance we give.



## Specialist tenant referencing

All applicants are fully credit checked and referenced prior to moving into your property. We outsource to a specialist tenant referencing company so that we can achieve the best results for you.



## Property inventories

An inventory records the condition of your property (and any furnishings inside) so that during the tenancy and when your tenant leaves, you can compare the condition and where required.



## Rent protection for Landlords

Your rental property is a significant investment, so we make sure you are protected via our Rent Protection Service. From legal expenses to rent and damages, your property is covered and nothing is overlooked.



# What's included?

You will soon discover the difference with Keenans, especially in our proactive and enthusiastic attitude to marketing your property. We put 100% of our knowledge and experience into maximising your homes best assets to sell or let, both quickly and profitably.

## Keenans Lettings Department

|   |           |
|---|-----------|
| Complimentary marketing and rental fee assessment         | INCLUSIVE |
| Professional photography                                  | INCLUSIVE |
| Fully accompanied viewings including evening and weekends | INCLUSIVE |

## Online Marketing (Digital)

|  |           |
|--|-----------|
| Keenans State of the art website         | INCLUSIVE |
| Feature on all major property portals    | INCLUSIVE |
| Email Campaign to all registered clients | INCLUSIVE |
| Social Media Campaigns                   | INCLUSIVE |

## Offline Marketing (Traditional Print)

|   |           |
|---|-----------|
| Signage Installation                      | INCLUSIVE |
| Premium Brochure                          | INCLUSIVE |
| Advertising across network of 10 branches | INCLUSIVE |

# I Simple route to renting

At Keenans we make things easy and intuitive with a step by step process, making moving in your tenants as stress free as possible. Whether an experienced Landlord or a first time venture we are on hand to guide you through.

## 01

### Pro Photography

Our property photographers will highlight the key selling points to maximise interest.

## 02

### Compliance

Completion of legalities including arrangement of EICR (Electrical) and GAS safety certificates.

## 03

### Lettings Call Out

Pro-active call out from each Lettings representative across the Keenans network of 10 physical branches and six satellite offices.

## 04

### Email Campaigns

Campaigns designed to drum up potential tenant's interest to all Keenans active registered users in our database.

## 05

### Digital Advertising

Submissions to all online portals inclusive of Keenans website (32,000 visitors per month).

## 06

### Move In Tenant

All applicants are fully credit checked and referenced prior to moving into your property. Giving you complete peace of mind about who's moving into your property.



# The Keenans Difference

LANCASHIRE + GREATER MANCHESTER

10 NETWORKED  
BRANCHES

70+SERVICE  
STAFF

900 NEW USERS  
MONTHLY



You have a Lettings Manager allocated to you, ensuring that your investment is receiving the detailed attention that is required.

Book a FREE rental valuation today:

**0800 035 6164**

Find more information here  
[www.keenanslettings.co.uk](http://www.keenanslettings.co.uk)  
[enquiries@keenanslettings.co.uk](mailto:enquiries@keenanslettings.co.uk)

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