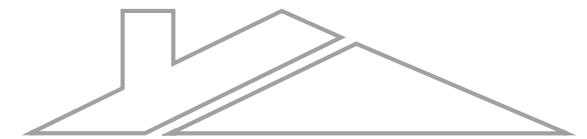


## Services to Landlords

- **Flexible** service provided to suit your own personal needs and circumstances
- **Detailed** tenancy agreements which include appropriate conditions
- **Ensuring** you get your rent paid into your account quickly (we aim to have *cleared effects in your account within 3 working days* of receiving rents from tenants)
- **Thorough** inspections of your property when let and written reports (*typically 3 monthly*)
- **Regular** statements (*at intervals to suit you*) and summary details for the end of tax year on request
- **Comprehensive** specialist lettings insurance packages available
- **Competitive** fees, details of which can be found in the separate schedule (*all fees subject to VAT*)
- **Free** consultation and expert advice in the lettings market and all associated subjects
- **Free** assessment of the letting potential of a property and advice on how to prepare it for letting successfully
- **Free** written valuation of the rent potential of a property for mortgage or other purposes
- **Free** circulation of your individual property details and active marketing of your property
- **Reputable** tradesmen and specialists on call to prepare your property and maintain it as and when required
- **Selecting** the right people through accompanied viewings and interviews with potential tenants
- **Stringent** referencing including checking employment, residence and financial credibility

## Landlord Services



St. Marychurch

Rent Agency

Property Management Specialists since 1949

Successful lettings through  
matching the right people with  
the right property

For further details about services please ask for your copy of our Terms and Conditions of Business

# Our Aims

St. Marychurch Rent Agency operates successfully in the residential lettings and property management business by continually improving the services we provide for our clients.

We are striving to establish ourselves as market leader in Torbay in terms of quality of service. We aim to become the standard against which others in the business 'benchmark' themselves.

We are selective over the quality and number of properties we handle, and the tenants we match with those properties, aiming to establish sound and successful tenancies.

We maintain a well balanced portfolio of properties that we are able to manage effectively as a small, accessible and friendly, 'family' firm.



**Arthur Christian** MBA BSc (Hons) FNAEA MCFI CRLM  
Our Business Manager is a member of the Chartered Management Institute. His relevant qualifications include the Certificate in Residential Lettings and Management from the National Association of Estate Agents.

**Sandra Waite** (seated centre)  
Our experienced Accounts Manager has been with the firm for over 15 years and has a detailed knowledge of the business especially the financial aspects that you will be concerned about.

**Mary Jenkins** (left)  
Has worked with the family since 1991 as a receptionist and typist; probably your first point of contact with us and we know you will be well received. Mary is an invaluable source of information about our services, properties and the local area.

**Anne Walker** (right)  
A talented negotiator with over 10 years experience who will work hard to meet your needs and our objective of matching the right tenant with the right property. Anne has an excellent understanding of the lettings market and the needs of our clients.

For more information about us, our services or the lettings market generally, contact us at:

24 Manor Road St Marychurch Torquay  
TQ1 3JX



Telephone (01803) 316126  
Facsimile (01803) 322682  
Email [smdra@btconnect.com](mailto:smdra@btconnect.com)

## Office Hours

Monday to Friday 9am-5pm  
Closed Lunchtime on Thursdays and  
from 4pm on Fridays

