

Whether you are letting a property for the first time or already work with an existing property portfolio, we provide a cost effective, professional service. We take away the burden of managing daily issues associated with the properties and tenants. Making a profitable return on your property and keeping on top of the ever-changing rental regulations is very challenging and costly. We take the time to fully understand your goals, budgets and priorities so that we can offer expert buy-to-let advice; from finding the right location and property, through to how to boost your returns and realising your investment.

As landlords ourselves we know you want your property looked after and your rent paid on time, so we check potential tenants as thoroughly as possible, We know that you want to make a good profit from your rental property as well. We can help you meet all regulations and standards and guide you through the entire lettings process.

Charles Sinclair have been letting and managing residential properties in Clapham and surrounding areas for over 40 years. An independently run business, we are proud of our knowledge of the area, expertise and reputation for providing a complete service.

We provide 4 types of service, Tenant Let Only, Tenant Find + Rent Collection, Tenant Full Management and Tenant Fully Managed & Rent Guarantee service. See our services and fees listed next in the menu.

Services

1. Tenant Let Only
2. Tenant Find & Rent Collection
3. Tenant Fully Managed
4. Tenant Fully Managed & Rent Guarantee

Expert advice in preparing your property for the market	1	2	3	4
Consultation on rental valuation	1	2	3	4
Advertise on Property Portals including Rightmove and Zoopla	1	2	3	4
Instruct Professional Photos, Floorplans and Production of EPC	1	2	3	4
Ensure landlord comply with statutory standards	1	2	3	4
Accompanied Viewings	1	2	3	4
Verification of Right to Rent Status	1	2	3	4
Comprehensive Tenant Credit Referencing	1	2	3	4
Collect First Months Rent and Six Weeks Deposit	1	2	3	4
Handover of Keys	1	2	3	4
Arrangement of standing order for payment of rent	1	2	3	4
Tenancy Agreement Preparation		2	3	4
Lodge Tenants Deposit into Deposit Scheme		2	3	4
Produce Inventory and Schedule of Condition Report		2	3	4
Carry out Meter Readings and Inform Utility Suppliers		2	3	4
Carry out Tenant Check In with Inventory		2	3	4
Monthly email income statements of Accounts		2	3	4
Receive and Promptly Forward your monthly Rent		2	3	4
Deductions of Commissions and other works		2	3	4
Key Holding Service			3	4
Management of Tenant Renewals/ Rent Negotiations			3	4
Management of Tenancy Check Out and Inventory Update			3	4
Tenant Deposit returns and damage repairs			3	4
Tenant Liaison			3	4
Management of Routine Repairs and Maintenance			3	4
Management of payments of outgoings where applicable			3	4
Management of Annual Gas/Electrical Safety Certificate and Service			3	4
Periodic Property Visits and Inspections			3	4
Freeholder/Block Management Liaison where applicable			3	4
Ensure HMRC compliant for Overseas Landlords			3	4
Provide Annual Landlord Income Statement for HMRC			3	4
Legal advice and assistance			3	4
Guarantee rental income				4
Guarantee legal expenses				4
Guarantee routine repairs and maintenance				4
Free Annual Gas/Electrical Safety Certificate and Service				4

Fees

Calculated by taking a percentage of the annual rent, with our fees collected monthly to spread our fee EXCEPT the Tenant let only service, with no upfront charges.

Tenant Let only - 6.00% + VAT

Tenant Find & Rent Collection – 8.5% + VAT

Tenant Fully Managed – 10% + VAT

Tenant Fully Managed HMO – 12.5% + VAT For Properties with HMO license

Overseas Landlords Services

Putting our Local Knowledge to Work

The UK property market is a superb investment opportunity for people all over the world, so it's no surprise that South West London has become an investment destination for potential landlords from all over the UK.

Whether you're a British expat who's looking to rent their old Clapham property, or an overseas investor with a wide property rental portfolio, Charles Sinclair range of overseas landlord services can be tailored to meet your needs and requirements.

You're a busy property owner, so you don't have all day to read about our services. So here are three simple reasons that you should choose Let's Rent:

Local Knowledge

Based in Clapham for nearly fifty years, Charles Sinclair understands just how the local property market works. That means we can alert our expat customers to opportunities and developments that they may otherwise have missed, providing information that many of our satisfied customers find invaluable.

Full Property Management Services

All of our overseas and expat landlords are provided with a full management service. From advertising the property and screening tenants, through to handling maintenance and rent collection, Let's Rent will cover every aspect of the letting process on your behalf. See above for more details

An Understanding of Overseas Landlords

Of course, our local knowledge and property management services are also why local landlords choose us. But it's our understanding of what an overseas landlord requires that sets us apart from the competition.

We go above and beyond for our overseas clients, ensuring full compliance with UK safety guidelines and the HMRC's latest tax rulings. It doesn't matter how familiar you are with the UK market or legal system, we'll make sure you always receive the best possible advice.

It's this combination of knowledge, experience and understanding that makes us so popular with landlords from all over the world – so put our services to the test for yourself.

HMO Letting/flat sharing Services

House in Multiple Occupation Lettings

With a rise in the number of single professionals, the demand for HMO (Houses in Multiple Occupation) vacancies or "flat shares" is rising.

That means that there's a huge opportunity for any landlord looking to rent their property out to multiple tenants.

Charles Sinclair is here to help you take advantage of this opportunity, with a range of services for HMO landlords.

Charles Sinclair range of services for landlords also extend to property owners looking to maximise their investments by offering houses for multiple occupancy.

All the full property management services we provide are available to you as an HMO landlord, with a focus on finding reliable professional tenants.

However, unlike a standard property letting, HMO landlords also require an HMO license from the local authority.

As part of our service, Charles Sinclair will help you to apply for one of these licenses and comply with all the requirements.

We'll examine your property to make sure your bathrooms, kitchen and fire safety equipment is suitable for the number of tenants you wish to attract and provide advice on any work that needs to be carried out.

Once we're certain your property is eligible for a license, we'll handle the application process for you, minimising the amount of paperwork you need to carry out.

Then, once your license has been approved, we'll begin to market and manage your property, to provide you with a return on your property investments.

The next step is to call us on 0207 622 1180 or e-mail lettings@charlessinclair.com or visit us at our office 13 Clapham High St, London SW4 7TS and arrange for a property valuation – it costs nothing and there are no obligations. Our valuation service is carried out by one of our seasoned staff who will recommend the appropriate rent for your property, depending on its location, size, quality and knowledge of the local rental market.