



Edinburgh Pearl Lettings

Letting Agency

You can trust.

EDINBURGH PEARL LETTINGS

At Edinburgh Pearl Lettings we take the
hassle out of letting your property

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epl
edinburgh pearl lettings

Get In Touch With Us!

@edinburghpearllettings   

At **Edinburgh Pearl Lettings** we have over a decade of experience in managing and letting property throughout Edinburgh, aswell as being ARLA Property Mark Accredited which allows us to offer the best advice and expertise in the letting sector.

Our company was formed when our director was frustrated with how his portfolio was being managed by his own letting agent and decided he could do it better. Our main aim is to offer a personal and stress free service to landlords in the knowledge that their property is in professional hands and being managed to the highest standard possible.

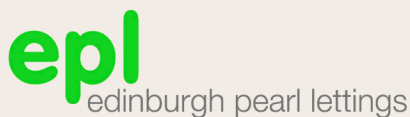
The letting regulations are ever changing at a fast pace and can cause a lot of confusion for those renting out their property for the first time and even experienced landlords alike.

We make the letting process as simple and straight forward for our landlords and offer a single point of contact property manager who will look after your property and guide you through the whole process to get your property on the market and let.

We also offer a fantastic management package and our fees are transparent and simple with no hidden fees or extras.

If you have any questions or require any advice, our friendly team of property managers are more than happy to help, please don't hesitate to get intouch.

We look forward to helping you on your letting journey.



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Letting Services & Prices

We offer competitive value and don't charge any upfront fees, we only charge you if we let your property. We offer two letting options to our landlords, full property management or let only, both of which are detailed below.

Full Property Management Package

At Edinburgh Pearl Lettings we take the hassle out of letting your property and aim to make it a simple process for you and give you peace of mind that your property is being managed in safe hands and to the highest standard.

We have a wealth of experience of managing and letting property, both long term and also short term. We take care of every aspect of managing your property and deal with the tenants directly making sure that all you have to do is receive your monthly rent in the knowledge that your property is in professional hands.

We charge no upfront fees and offer fantastic value with a low property management fee.

Our Full management packages includes:

- Initial property inspection and rental valuation
- Advice on improvements to maximize rental
- Advice on current regulations and legislation
- Marketing of property through our online website, our office, as well as various letting sites we are registered with along with weekly mailing lists



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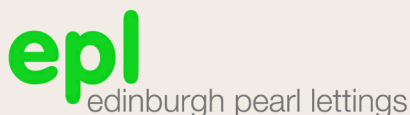


- Accompanied viewings of property
- Referencing and credit checking prospective tenants
- Produce a full inventory of items in apartment along with condition to run through with the tenant at checkin
- Produce all tenancy agreements and legal documentation to be signed by both parties
- Registering deposit with Deposit Scheme
- Meter readings of utilities and inform utility companies and Edinburgh council of new tenants
- Collection of monthly rent and remittance to landlord
- Deal with tenant repairs and general maintenance
- Serving of legal notices
- Provide monthly statements of rental and expenditure
- Quarterly property inspections
- Negotiate lease renewal and preparation of legal documents
- At tenancy end we run through the inventory and deduct any breakings off the deposit held and inform Edinburgh Council and utility companies of tenant move out with final meter readings
- Negotiate re-letting

Our fees for the Full Management service are

9% of the monthly rent plus marketing fee of £200 (fees exc VAT)

If you are only interested in the Let Only service, we will put together a Let Only package tailored to your needs.



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