

RESIDENTIAL LETTINGS

We offer the highest standards of professional service for landlords and tenants, always taking into consideration the specific requirements of individual landlords.

WITH LAMBERT & FOSTER YOU BENEFIT FROM:

- Let only, Let and Rent Collect or Full Management services.
- Accompanied viewing and thorough tenant references.
- Regular property inspections.
- Specialist rental insurances, including rent guarantees.
- Prompt transfer of rent with monthly statements.
- Free advice and appraisal - 'no let, no fee'.
- Professional and friendly service.
- Competitive rates.
- All deposits registered with The Tenancy Deposit Scheme.

ACCREDITATIONS

We are members of the **Association of Residential Lettings Agents (ARLA)**, the professional regulatory body for letting agents. As a licensed ARLA member we conform to their Code of Practice which covers specific processes, procedures, obligations and responsibilities in key areas.

TAILORED SERVICE

We understand you want to rent your property out as quickly as possible for the best price. Every landlord and every property is different and we understand the complexities. We will tailor our service to you.

THE RIGHT TENANT

With our in-depth experience, wide geographical coverage and use of modern marketing methods, we are in an excellent position to find a suitable tenant quickly and effectively.

A STRONG REPUTATION

Praised extensively throughout Kent and East Sussex, we're one of the leading independent letting agencies - our reputation speaks volumes.

TRUSTED ADVICE

We offer a free rental valuation and advice service in relation to letting your property. Along with a professional and friendly service and competitive rates, your property will be in safe hands.



**SUCCESSFULLY
LETTING**
for over
100 YEARS

We offer a free rental valuation and advice service in relation to letting your property and are always happy to discuss the most appropriate package to suit your particular needs.



THE TENANCY DEPOSIT SCHEME (TDS)

The Housing Act 2004 requires landlords and letting agents to protect deposits on assured shorthold tenancies. Lambert & Foster Ltd belong to the Tenancy Deposit Scheme (TDS), which is run by The Dispute Service Ltd. The Dispute Service Ltd operates two tenancy deposit protection schemes, authorised by the government: Insured and Custodial along with impartial dispute resolution for when disagreements arise over how the money should be divided at the end of a tenancy. Lambert and Foster Ltd use the insurance backed scheme, holding the deposit during the tenancy and in the event of a dispute, providing the deposit to The Dispute Service Ltd.

Further details of the scheme can be found at www.lambertandfoster.co.uk/lettings or www.tenancydepositscheme.com

LANDLORDS

If you are thinking about letting your property, you have come to the right place!

TRIED & TESTED

Whether you are a first-time landlord, or a seasoned landlord with a large portfolio, our extensive experience means your property is in good hands.

WHY LAMBERT & FOSTER?

We understand you want to rent your property out as quickly as possible for the best price, avoiding empty periods and guaranteeing a regular income. Every landlord and every property is different and we understand the complexities. We tailor our service to you. We can;

- Provide full tenant checks.
- Prepare the tenancy agreement.
- Provide marketing and target the right audience.
- Manage viewings.
- Coordinate feedback and offers.

READY TO GET STARTED? *Book your valuation today*



TENANCY FEES

Our latest fees can be found on our website at www.lambertandfoster.co.uk/lettings

PROPERTY PROFESSIONALS FOR OVER 100 YEARS

lambertandfoster.co.uk

PADDOCK WOOD 01892 831 606

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

MAYFIELD 01435 873 999

The Estate Office, High Street
Mayfield, East Sussex TN20 6AE

CRANBROOK 01580 712 234

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

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