



# Buttercross Estates

## Residential Property Letting & Management Services

Dear Sir or Madam,

Thank you for enquiring about our residential property letting and management services. Enclosed in this brochure you will find the following;

- 6 Reasons to let with us
- Testimonials from AllAgents.co.uk
- Details of our Let Only and Fully Managed Services
- Contact details

We hope that the enclosed information is of assistance to you but should you have any further questions please don't hesitate to contact us.

Yours faithfully,

**Daniel Otton**

**Managing Director**  
Buttercross Estates



*"Letting your property. Letting you enjoy life."*

Buttercross Estates, 4 Middle Gate, Newark, NG24 1AG

Tel: 01636 343 014 Email: [hello@ButtercrossEstates.com](mailto:hello@ButtercrossEstates.com)



## Safety & Security

As responsible letting agents we are raising the standards of the private rented sector. We are proud members of UKALA, NLA, Property Redress Scheme, Credit Ladder, Goodlord, ICO, Client Money Protect and EMPO.

## Reputation

We pride ourselves on delivering an outstanding service and grow through word of mouth. Reputation is key to this so you can be sure that we'll do our very best to deliver you an excellent service.

## High Quality Marketing

We showcase your property in the best light to achieve the best price and to attract the very best tenants. Striking photographs and comprehensive descriptions stand you apart from the competition.

## Specialists

We aren't estate agents dabbling in lettings. We are landlords specialising in lettings. Coming from a property investment background we understand your needs and concerns.

## You Matter

We care about you, your tenant and your property. We know that if we take care to look after your well-being, we'll have a great business. Your well-being is our priority.

## Trust

We have a very clear and transparent pricing structure with no hidden fees. We believe this is key to build your trust with us.



*"We researched the market, and found Buttercross were the most cost effective for our needs with a range of different services on offer. They also came with a recommendation. This was our first rental property and they were patient and understanding with our lack of knowledge in this sector, providing excellent advice and communication throughout."*

**- Colette, Landlord**

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*"We used Buttercross to find us tenants for our house we wanted to rent out and I can not recommend them enough both Daniel & Abi are very friendly & professional and really made the renting process very easy! They found us excellent tenants that love our property as much as we did, thanks."*

**- Jane Phillips-Kelly, Landlord**

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*"Brilliant service from Daniel and Abi, as a first time landlady they have made the process of finding me a good honest tenant very easy, highly recommend these guys."*

**- Selina, Landlord**

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*"After marketing a property for letting – for some considerable time – with a large local Newark agent with no success of finding a suitable tenant – we decided to change to Buttercross Estates – Daniel was extremely professional, easy and straightforward to deal with and provided very sound advice. Within a very short time he sourced a suitable tenant and is now managing the property very competently. We would have no hesitation in recommending Buttercross Estates to you."* – Mr Custance, Landlord

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*"Excellent level of contact and support. I've not let my house before and Abi and Dan were very patient and helped me through the tasks I had to complete but they did nearly everything. They also helped the tenants with everything. Very efficient they had found tenants within 2 days. Thank you."*

**- Susie Rawcliffe, Landlord**

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*"I would like to congratulate Daniel and his team, they were very efficient and quickly found a new tenant for our property. Will definitely use Buttercross Estates again."*

**- Angie Charlesworth, Landlord**

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See more at [allAgents.co.uk](http://allAgents.co.uk) where we're the top rated agent in Newark On Trent.



	Let Only	Let Only Plus	Fully Managed	Managed Guaranteed
Property Appraisal	✓	✓	✓	✓
Fire Risk Assessment	✗	✓	✓	✓
Legionella Risk Assessment	✗	✓	✓	✓
Online Landlord Portal	✗	✓	✓	✓
High Quality Photographs	✓	✓	✓	✓
Floorplan	✗	✓	✓	✓
Eye Catching Online Advert	✓	✓	✓	✓
Erecting FOR RENT board	✓	✓	✓	✓
Accompanied Viewings	✗	✓	✓	✓
Full Referencing & Credit Checks	✓	✓	✓	✓
Right To Rent Checks	✓	✓	✓	✓
Comprehensive Inventory	✗	✓	✓	✓
Collect Initial Rent & Deposit	✓	✓	✓	✓
Register Deposit (Additional £12)	✗	✓	✓	✓
Prepare Tenancy Agreement	✓	✓	✓	✓
Signed Tenancy Checklist	✗	✓	✓	✓
Personalised Check In	✗	✓	✓	✓
Liaise With Utility Providers	✓	✓	✓	✓
24 Hour Maintenance Reporting	✗	✗	✓	✓
Co-ordinate Tradespeople	✗	✗	✓	✓
Collect Rent	✗	✗	✓	✓
Chase Arrears	✗	✗	✓	✓
Inspections & Photo Reports	✗	✗	✓	✓
S21 & S8 Notices	✗	✗	✓	✓
Check Out	✗	✗	✓	✓
12 Month Guarantee	✗	✓	✗	✗
No Fee Option for Tenants	✗	✗	✓	✓
Rent Guarantee Insurance	✗	✗	✗	✓
Tenancy Setup (One Off)	£144	£420	£294	£294
Management (Monthly) 1-3 Props	-	-	12%	14.4%
Management (Monthly) 4+ Props	-	-	9%	12%



## Additional Fees

Arranging Copies of Keys	£6 per key
Deposit Registration (MyDeposits)	£12
Alternative Dispute Resolution	£60
Tenancy Renewal (If requested by the landlord)	£120
Court Attendance	£180 per visit
Ad-Hoc Inspections (Let Only)	£60
Legionella Risk Assessment	£84
Fire Risk Assessment	£84
Fully Furnished Inventory	£48

### **Please Note:**

All fees include VAT @ 20%

EPCs & Gas Safety Certificates are all carried out "at cost" and vary depending on your property.

Typically they will be in the region of £60 each inc VAT.

## Our Partners

VAT reg 290 6197 82.  
Last updated May 2018.

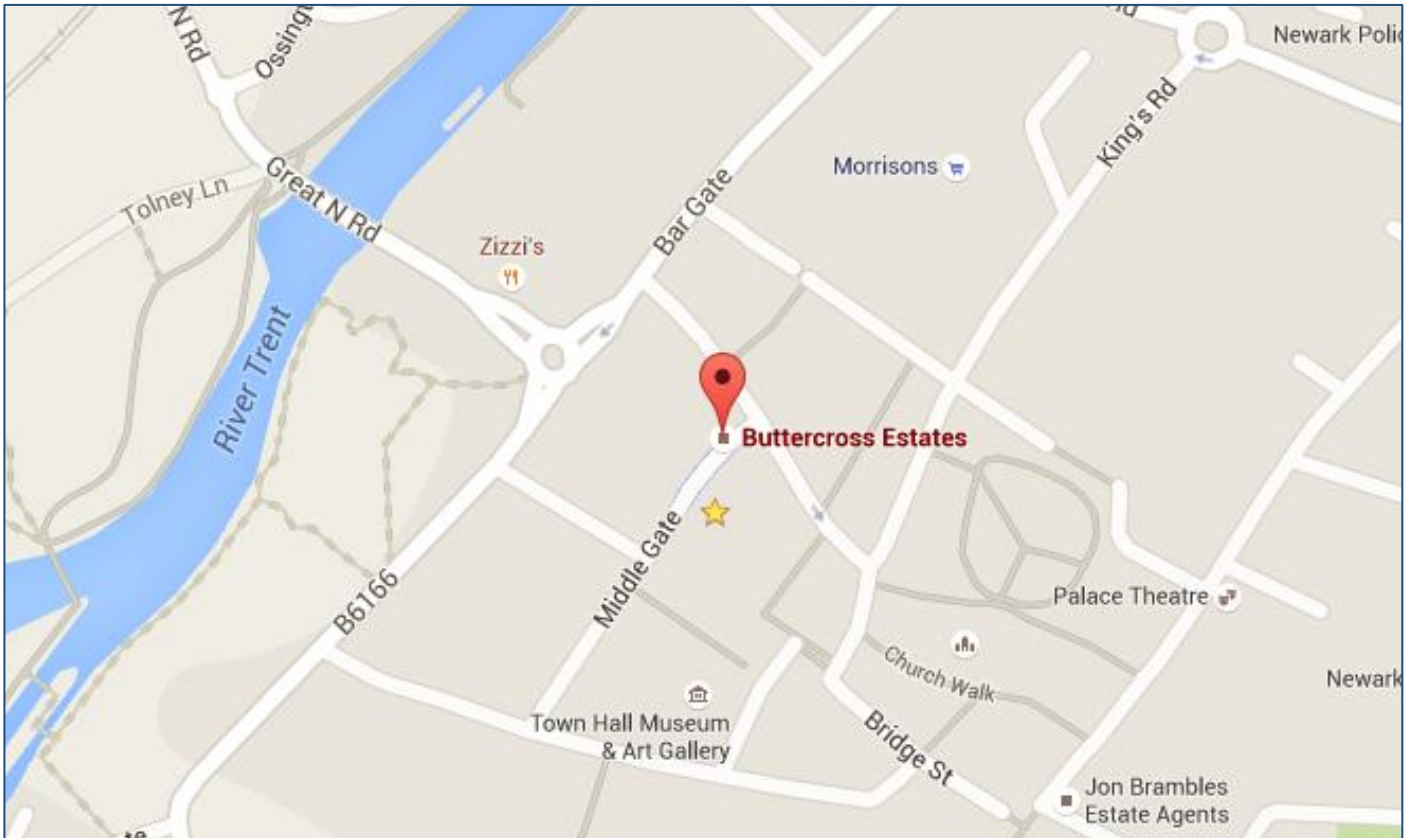




Buttercross  
Estates

Contact Us

In Person



We'd be delighted if you pop in to see us for a chat over a cup of tea (and a biscuit if you're lucky).

4 Middle Gate,  
Newark, NG24 1AG.

Tel: 01636 343014

[hello@buttercrossestates.com](mailto:hello@buttercrossestates.com)

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