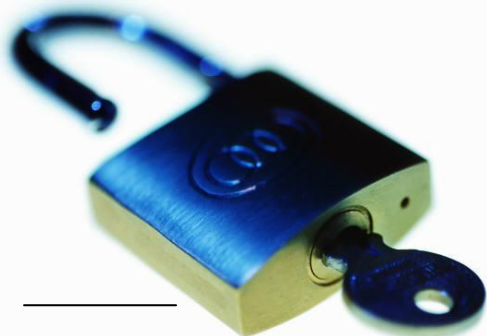




**RENT**

Unlock the rental potential of your property...

# Renting by Reputation for over 44 Years...



**Let MGLS – Michael G. Lewis & Son deal with the letting or letting and management of YOUR property**

MGLS have been established since 1966 and provides a letting and management service for individual properties or portfolios for investor landlords. As residential letting specialist we only deal with this type of business, so we don't allow sales to interfere with lettings.

We are here to assist you in all that residential lettings brings to landlords – finding the right tenant is very important, the same as finding the right landlord

MGLS has provided personal care and expertise in this field and we pride ourselves on providing a professional service to landlords.

We are flexible, professional and above all Licensed to protect your interests

We are **MGLS – Michael G. Lewis & Son**

## Our Services

### Tenant Find Only

After we have arranged the tenancy for you, it will be up to you to continue the management and control of the tenancy

Internet and local marketing  
Accompanied viewings  
Detailed referencing of applicants  
Rent Guarantee available (subject to policy)  
Preparation of the Tenancy Agreement  
Collection of the initial month's rent  
Collection of the Tenancy Deposit – for which you will be responsible to place in a suitable protection scheme



If you require any further information or would like to discuss

Tenant find in more detail, please contact us

## Full Management

Takes the hassle out of letting your property. For a competitive monthly fee, we will deal with the day to day issues relating to the tenancy. Our services include:

- Initial market appraisal
- FREE Internet advertising
- Local advertising and "To Let Board"
- Accompanied viewings
- Detailed referencing process
- Rent Guarantee available (subject to policy)
- Collection of the initial and on-going rental payments
- Collection and holding the tenant's deposit (subject to The Tenancy Deposit Scheme criteria)
- Preparation of the tenancy agreement
- Preparation of the schedule of condition/inventory (if requested)
- Monthly statements of income and expenditure
- Day to day management of the tenancy and organising minor repairs
- Periodic internal inspections
- Check out of the property and inspection for unfair wear and tear

Landlords being safe in the knowledge that your money is protected by us having Client Money Protection Insurance

## Regulations

It will probably come as no surprise that letting property has Health & Safety issues that must be addressed in order that landlords are able to let their properties.

### Gas Safety (Installation and Use) Regulations 1998

All Gas appliances and installations supplied by the landlord, have to be checked annually by a Registered GAS SAFE Contractor and that a Landlords Gas Safety Certificate is given to the tenant. A valid Certificate must be given to a tenant prior to occupation of the property.

It is the landlord's responsibility to ensure that the certificates are obtained each year regardless of any management. However, as part of our management service we ensure that one is provided to tenants at the required time.

### Electrical Equipment Safety Regulations 1994

The electrical supply and equipment supplied by the landlord must be safe to use, and not cause a danger to occupiers, guests or animals. Under the provisions of the Housing Act 2004 there are powers under the Housing Health Safety Rating System (HHSRS) that place a responsibility on the landlord to ensure the installation and equipment pose no threat to life or limb. Therefore, to ensure that there is no serious threat the landlord must have an inspection of the installation and equipment by a Registered NICEIC or ECA contractor prior to the commencement of the letting

### The Furniture and Furnishings (Fire) (Safety) Regulations 1988 (as amended 1989, 1993)

It is an offence for a landlord to supply soft furnishings which do not comply with the regulations concerning fire resistance.

Any furnishings that do not comply must be removed from the property

### Glass in doors and windows

It is a requirement of Building Regulations that glass in door panels and windows where the sills are lower than 800mm have toughened glass. If not, the landlord must replace the glass to ensure the occupier's safety. This requirement also comes under the HHSRS, Consumer Protection Act 1987

### General Product Safety Regulations 2005

The "Catch All" Regulations came into force implementing a European Council directive.. Any product supplied to a consumer (in this case the Tenant) must be safe. A dangerous product is defined as one that is not safe. Only antiques are exempt.

Failure to comply with any of the regulations may result in prosecution.

Why not give this key to a tenant? Not only are you obtaining an income, but helping with the housing shortage



By using MGLS Michael G Lewis & Son, you are safe in the knowledge that we are protected by governing bodies of



**[www.mglewisandson.co.uk](http://www.mglewisandson.co.uk)**



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