



Buttercross  
Estates

# 6 Reasons to Let with Us

## **Safety & Security**

As responsible letting agents we are raising the standards of the private rented sector. We are proud members of UKALA, NLA, Ombudsman Services, 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 our trust with you.



*"I used Buttercross to let a property in Nottinghamshire, they handled all aspects of the let and I was very impressed with the efficient service, I was kept up to date at all stages of the process. I will certainly be using them next time I need to let a property."*

**- Simon Leadley, Landlord**

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*"As a landlord for more than 40 years I was somewhat apprehensive about moving the management of my properties from an agency that had given good service for several years, to Buttercross Estates, a business new to Newark and previously unknown to me.*

*After some research into the company and a two hour session questioning the Managing Director, Daniel Otton, I decided to make the move.*

*To date I can report that Buttercross Estates meets all my requirements and more. Its views, ideas and energy is moving the property letting business into an adventurous and forward looking phase to the benefit of landlord and tenant alike.*

*I am confident that my property business will continue to share in the success of Buttercross Estates."* - **Graham Gosling, Landlord**

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*"Just like to post a massive Big Up for Daniel Otton. He's promoted the property with energy and enthusiasm and already done loads of viewings from which we're confident a tenant will be found. Also communication has been excellent. I can't recommend him highly enough – thanks Daniel."*

**- Jeremy Heath, 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	✓	✓	✓	✓
Provide Recommendations	✓	✓	✓	✓
Online Landlord Portal	✗	✓	✓	✓
High Quality Photographs	✓	✓	✓	✓
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	✓	✓	✓	✓
Tenant Information Pack	✓	✓	✓	✓
Signed Tenancy Checklist	✗	✓	✓	✓
Personalised Check In	✗	✓	✓	✓
Liaise With Utility Providers	✓	✓	✓	✓
Setup Standing Order	✓	✓	✓	✓
24 Hour Maintenance Reporting	✗	✗	✓	✓
Co-ordinate Tradespeople	✗	✗	✓	✓
Collect Rent	✗	✗	✓	✓
Monthly Statements	✗	✗	✓	✓
Chase Arrears	✗	✗	✓	✓
Regular Inspections	✗	✗	✓	✓
S21 & S8 Notices	✗	✗	✓	✓
Check Out	✗	✗	✓	✓
Re-Let	✗	✗	✓	✓
Annual Statement	✗	✗	✓	✓
Rent Guarantee Insurance	✗	✗	✗	✓
One Off	£80	£295	-	-
Monthly	-	-	11%	14%



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## Additional Fees & Information

### Additional Fees

Deposit Registration (MyDeposits)	£12
Tenancy Renewal (If requested by the landlord)	£120
Consider-Rate membership	£6 per month
Court Attendance	£150 per visit

### **Please Note:**

EPCs, Gas Safety Certificates and Legionella Risk Assessments 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



Buttercross Estates Ltd are not VAT registered. Last updated April 2017.

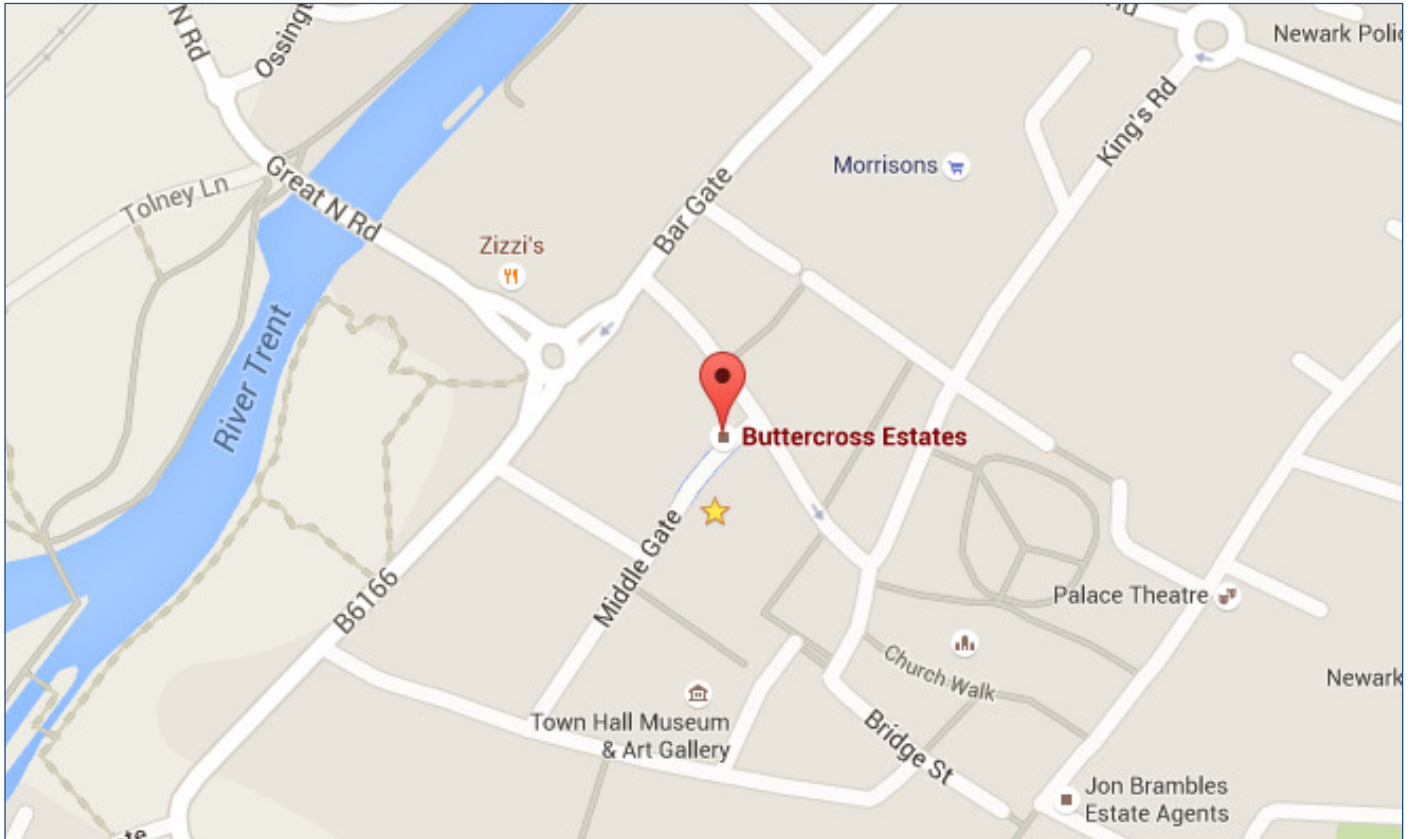




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Contact Us

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).

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[www.ButtercrossEstates.com](http://www.ButtercrossEstates.com)

