

WHAT SETS KELVIN FRANCIS APART FROM OTHER LETTING AGENTS?

Laura McCann
Branch Manager



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1. As a Landlord, you will have a **dedicated member of staff for continuity throughout the occupation contract**, coupled with the back-up of an experienced and friendly Rental Team.
2. At Kelvin Francis Rentals, we focus single mindedly on Letting and Managing your property. No Rental staff are involved in Sales, which means your Rental service is **focussed and not diluted** in any way.
3. As a Landlord, there will be maintenance estimates for repairs and the contractors we use are reputable and experienced. There is no **percentage mark-up on repair** estimates carried out, which some agents add as a 'bolt-on' income generator. 95% of agents do take a commission.
4. We have a **stylish office presence**, dedicated to Rental properties (no Sales), where as a Landlord, you can always call in for a friendly chat, refreshment, or just to catch up on the developments in The Rental Market.
5. Our Home page, on our website, is packed with useful information for Landlords under 'Advice and Tips' and we provide a **monthly video report on the Housing and Rental Market**.
6. We are **proactive in finding quality contract holders** moving to Cardiff to start their new jobs, having links with Personnel Departments at the University Hospital of Wales, BBC Wales, HMR Revenue & Customs, Admiral Insurance and other companies increasing/relocating staff.
7. We have a robust system in place to **check quality control** of our Letting services, which are regularly monitored and updated with technological changes.
8. We can offer **rent guarantee insurance** to give Landlords for peace of mind. The cost of rent guarantee is tax-deductible against your rental income.
9. The Directors are on **Professional Advisory Panels** for the RICS (Parliament Square) and The Guild of Property Professionals (Mayfair, London). We regularly contribute to articles in the press, radio and TV.
10. We are approved by **Tranding Standards**.
11. Clients regularly **recommend us** to friends and family.

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Assistant Branch Manager



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