



Letting your home  
**for a premium  
price**

Courty<sup>🏠</sup>rd



Hello,

Welcome to Courtyard Homes, your leading letting agency in Warrington. With over 20 years of experience, we have a deep understanding of the Warrington rental market and a proven track record of success in helping landlords achieve their investment goals.

We offer a comprehensive range of letting services designed to take the stress out of property management. From finding qualified tenants and managing lettings to collecting rent and handling maintenance needs, we are your one-stop shop for maximising your rental income and ensuring a smooth tenancy experience.

Whether you're a seasoned investor or a first-time landlord, navigating the intricacies of property management can be a daunting prospect. Here at Courtyard Homes, we understand your priorities. Our comprehensive range of letting services is designed to take the burden off your shoulders, allowing you to reap the financial benefits of your investment with complete peace of mind.

We go beyond simply finding tenants. We serve as your trusted partner, providing a seamless experience from start to finish. From crafting a targeted marketing strategy to meticulously screening potential tenants, collecting rent efficiently, and handling any maintenance needs that may arise, we take care of every detail.

Our dedication extends to ensuring your property is managed in accordance with the latest tenancy legislation. You can rest assured that your investment is in safe hands, allowing you to focus on what truly matters.

We offer packages to support all levels of rental from tenant finder services to full management options. This brochure will outline our services and let you know exactly what you are getting when you trust Courtyard to take care of your rental.

Ella Gibbons  
Lettings Manager



A little bit about us

# Why Choose Courtyard Homes?



## Local Expertise

We know Warrington inside out. Our team of experienced property professionals has a deep understanding of the local rental market, tenant demographics, and current rental trends. This unique local knowledge allows us to effectively market your property and secure the best possible tenants.

Our database currently includes tenants and landlords in

Culcheth	Padgate
Lowton	Newton-le-willows
Birchwood	Glazebury
Lymm	Glazebrook
Hollins Green	
Winwick	
Croft	

## Proven Track Record

We don't just talk the talk, we walk the walk. We boast a high occupancy rate and a portfolio of satisfied landlords who have benefited from our services.

By partnering with Courtyard Homes, you gain access to a team of experienced letting professionals who are passionate about exceeding expectations. We are committed to clear and transparent communication, keeping you informed throughout every stage of the process.

## Professional Services

We offer a complete property management package that caters to your every need. From comprehensive marketing and meticulous tenant screening to efficient rent collection and reliable maintenance expertise, we handle everything so you can relax and enjoy the returns on your investment.

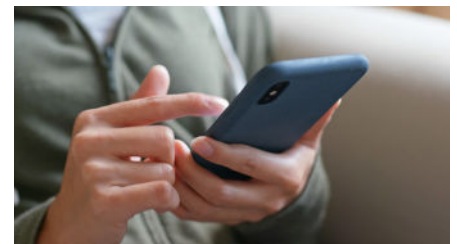
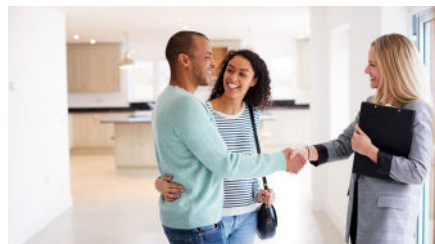


*"We used the services of Courtyard to locate a suitable rental property earlier this year. They were extremely efficient and courteous throughout the whole process."*





# Our marketing advantage



## High-Quality Photos, video & Descriptions

We capture stunning professional photographs that showcase your property's best features and create compelling descriptions that highlight its unique selling points.

In today's digital age, potential tenants expect a rich and immersive experience when searching for their perfect home. To stand out from the competition, Courtyard Homes incorporates captivating guided video tours into our marketing strategy.

## Viewings

We handle the scheduling and management of open houses and viewings, ensuring a smooth and efficient process that attracts qualified tenants interested in renting your property.

## Targeted Online Advertising

We advertise your property on major online property portals and social media platforms, ensuring maximum exposure to potential tenants actively searching for their perfect home.



[Click to view our marketing show reel](#)

# Tenant Screening & Selection

## In-Depth Background Checks

Our comprehensive screening process delves deeper than simply credit scores. We conduct thorough reference checks, contacting past landlords and employers to verify the tenant's rental history and financial responsibility. This allows us to assess the tenant's overall character and ability to meet their rental obligations.

## Employment Verification

We don't just accept a tenant's word for their employment status. We proactively verify their income through direct contact with their employer. This ensures that the tenant has a stable income source to comfortably cover the rent.

## Right to Rent Checks (UK Specific)

We understand that not all tenants may meet every standard criteria. For instance, a recent graduate may not have an extensive rental history. In these situations, we can explore guarantor options. A guarantor is a financially responsible individual who agrees to cover the rent if the tenant defaults.

## Customized Screening Criteria

We understand your unique property and may have specific requirements for your ideal tenant. We work with you to tailor the screening process to ensure the selected tenant aligns with your expectations, whether it's a preference for families, professionals, or pet owners.

## Ongoing Communication & Support

We maintain open communication with you throughout the screening process, keeping you updated on our findings and recommendations. We are also available to answer any questions you may have about the potential tenants.



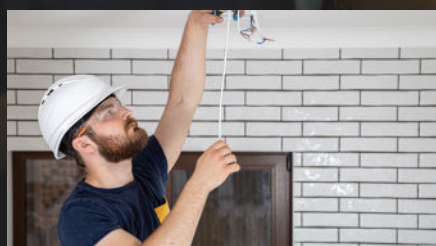
### Quick tip:

Be upfront about any pet restrictions or limitations in your property description to avoid wasting time with unqualified applicants during the screening process.



Peace of Mind

# Property Management & Maintenance



## Seamless Management

We handle all aspects of day-to-day property management, including regular inspections, rent collection, and communication with tenants. We keep you informed and updated on all matters concerning your property.

- Regular property inspections to identify any potential maintenance issues early on.
- Rent collection and chasing late payments, so you receive your income on time, every time.
- Communication with tenants, addressing any questions or concerns they may have in a timely and professional manner.
- Preparation of detailed monthly statements outlining your rental income, expenses, and property performance.

## Maintenance Expertise

We have a network of reliable and qualified contractors to handle any repairs or maintenance needs that may arise. You won't have to worry about finding trustworthy tradespeople – we take care of everything for you.

- Utilizing our network of reliable and qualified contractors to handle repairs promptly and efficiently.
- Obtaining competitive quotes to ensure you receive the best value for your money.
- Keeping you informed throughout the repair process, from initial diagnosis to completion.
- Managing tenant communication regarding any maintenance work being undertaken.

## Support

We are always available to address any concerns or emergencies you or your tenant may have. We offer 24/7 support for complete peace of mind.

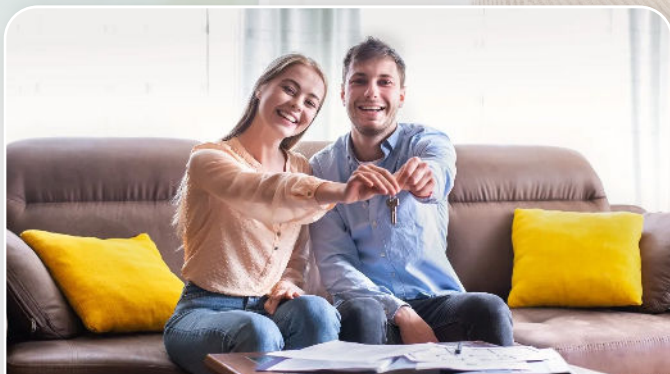


## Technology at Your Service

We leverage technology to streamline communication and enhance transparency.

You'll have access to a secure online portal where you can view key property documents, track maintenance requests, and access your monthly statements.

# Our Packages



## Full Management

Our Full Property management services in Warrington ensures landlords can entrust the management of their properties to our experienced team. Here's how it works:

**Property Marketing:** We utilise strategic marketing techniques to showcase your property to a wide audience, maximising visibility and minimising vacancies.

**Tenant Screening and Selection:** Our team conducts thorough background checks and screening processes to ensure that tenants are reliable and suitable for your property.

**Rent Collection and Financial Management:** We handle all aspects of rent collection, ensuring prompt payments and maintaining accurate financial records on your behalf.

**Property Maintenance and Inspections:** We coordinate regular maintenance and inspections to ensure that your property is well-maintained and complies with all regulations.

**Tenant Relations:** We serve as the primary point of contact for tenants, addressing any concerns or issues promptly and professionally.

**Legal Compliance:** We stay up-to-date with relevant legislation and regulations, ensuring that your property remains compliant with all legal requirements.



## Tenant Finder

With our Let Only Service, landlords can benefit from our expertise in tenant selection while maintaining control over the day-to-day management of their properties. Here's how it works:

**Property Marketing:** We leverage our extensive network and marketing channels to showcase your property to a wide audience of potential tenants.

**Tenant Screening:** Our team conducts thorough background checks, including credit and reference checks, to ensure that prospective tenants meet your criteria.

**Viewings and Negotiations:** We arrange and conduct property viewings, handling negotiations with prospective tenants on your behalf.

**Tenancy Agreement:** We assist in drafting the tenancy agreement, ensuring that all terms and conditions are clearly outlined and legally sound.

**Move-In Assistance:** Once the tenancy agreement is signed, we facilitate the move-in process, providing support to both landlords and tenants as needed.



# Our Packages



## Rent Collection

With our Rent Collection Only Service, landlords can delegate the task of rent collection to our experienced team. Here's how it works:

**Tenant Communication:** We liaise directly with tenants regarding rent payments, ensuring clear communication and prompt collection.

**Payment Processing:** Our team manages all aspects of rent collection, including processing payments through secure and reliable channels.

**Reminders and Follow-ups:** We send reminders to tenants prior to rent due dates and follow up promptly on any late payments, minimizing arrears and ensuring consistent cash flow for landlords.

**Detailed Reporting:** Landlords receive regular, detailed reports outlining rent collections, providing transparency and accountability.



## Full Management Package Plus

With our Full Management Service, landlords can entrust the management of their properties to our experienced team. Here's how it works:

All services from The Full Management Package plus Rent Guarantee Insurance



Not sure what package is best for you? Get in touch and we can help you make the right choice...



Your premium letting agent,  
experts in family focused homes

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