

Oaks 



independent. inthearea. intheknow.

Welcome to Oaks

Let our **Specialist Estate Agents** and **Property Managers** in **South London** and **Surrey** take care of the most stressful and strenuous part of being a landlord.

From finding a professional tenant and thoroughly referencing them to daily admin and one-off enquiries, our dedicated team are on hand to look after everything.

Local boys and friends **Gabriel**, **James** and **George** have a wealth of experience operating as successful Estate Agents in London and Surrey, distinguishing themselves as leaders in the industry and within their respective towns.

We pride ourselves on building high performing teams and exceeding targets, with client care always at the forefront of everything that we do.

The team comprises experienced and motivated individuals, all of whom are committed to delivering a high quality and comprehensive experience for you, our client.

Service that suits **you!**

Whether you want us to find you a **suitable tenant** to love and look after your property and then hand the reins back over to you, or if you want absolutely no involvement and wish for us to handle the **day-to-day running of your property**, we have you covered.

As you'll know, day-to-day tasks are always cropping up and can take up a lot of your valuable time. That time is now yours again as your personal property manager will take care of it all. Whatever your needs are, we'll make sure we tailor our service to meet them all without exception.

Whether you have one property or an entire portfolio, you and your tenants should know that you are in safe, experienced, and professional hands with Oaks.



Marketing the right way

We offer what we widely consider to be the best marketing proposition available out there.

You take pride in the appearance of your home, and we take pride in all things Oaks, meaning that your property will be associated with a high quality, proactive and modern brand.

We use market leading **professional photographers** who are specialists in property. They will capture your home in the best possible light and show off all its positives, whilst at the same time, drawing up a floorplan to ensure that tenants learn your property inside out.

We will then advertise your property on many website portals including both **Rightmove** and **Zoopla**, our own first-class website as well as our growing social media platforms.

Our negotiators are highly skilled and talented and will preview your property before marketing to really become acquainted with it.



Let Only

10% + VAT (12%)

Exactly what it says on the tin. We'll find you an excellent tenant, reference them, move them in and then it's back over to you!

Rent Collection

12% + VAT (14.4%)

Collecting, and if necessary, chasing rent from your tenant. A reliable and efficient way to take away the burden and potential stress of collecting the rent every month.

Save copious amount of time by leaving this very important responsibility to us but build and maintain a personal relationship with your tenant.

Whilst this approach provides tenants with a personal touch, it can prove to become difficult if a landlord has to deal with frequent late payments, potentially putting a strain on the relationship between tenant and landlord.

Fully Managed

15% + VAT (18%)

Our Fully Managed service means just that! Your tenant will deal exclusively with us.

If you opt for this approach, we will take care of your property as if it were our own and ensure that it is maintained in the very best way. We will leave no stone unturned in our quest to ensure that you receive A* service, providing you with complete peace of mind.

We will advise you of any improvements that may be required and work with reliable contractors to provide you with a prompt service at a reasonable price. Our dedicated accounts team will ensure rent is paid when due and is transferred to your desired account swiftly.

ready for **launch?**



Fully Managed Service Includes:

- Key holding service
- Rent collection
- Deposit collection and holding
- Property inspections throughout the duration of the tenancy
- Arranging inventories and check out reports
- Day-to-day management and maintenance of your property
- Arranging repairs and maintenance to be carried out by our independent and vetted contractors.
- Dealing with insurance claims*
- Annual rent reviews
- Oaks refurbishment service*
- Providing advice on legislation and ensuring legal compliance.
- Acting as a point-of-contact for tenants.
- Organising and negotiating end of tenancy dilapidation claims and deposit returns.
- 24 hour emergency services

**Additional Fees Apply.*

Our **landlord package** includes Referencing, ID Checks and Tenancy Agreement plus all our professional Marketing.

Referencing

A thorough reference helps us decide whether a prospective tenant is suitable to rent your property. It provides key information on a renter's employment history, ability to pay rent and any previous dealings with landlords.

Profiling tenants will allow us to consider any potential risk involved and help to ensure we find you the very best professional tenant to look after your property and pay the rent on time.

For up to three tenants, the cost is £325 + VAT = £390.

For four tenants or more, the cost is £425 + VAT = £510.

full of bright ideas!



We moved our rental portfolio over to Oaks after being let down for many years by a national brand.

Oaks originally provided advice on our portfolio when the prospect of us moving our flats over was low, they were just glad to advise us and help with solutions to resolve some of the problems we were having.

We started with one flat and after a few weeks we were so well looked after we immediately moved the rest of the portfolio over. The team managed the transition seamlessly and we haven't looked back since.

No request is too much trouble, and the advice continues to be great; we particularly appreciate the in-branch management and value obtained for essential works in the flat.

We would highly recommend Oaks for letting and management.

Bijan Dhanani, Belmont Property

Happy to recommend Oaks Estate Agents for any landlords looking for full rental management in the London area. George has been responsive and proactive in helping me find new tenants for my flat while I have been living away from the UK.

I really appreciate Oaks' service and would happily recommend them.

Charlotte Marks

I recently used Oaks to rent out my property. Their lettings team provided a very professional & efficient service for a competitive fee. From my initial instruction, professional photos were taken and the house was effectively marketed on all the major property web portals.

Within two weeks Oaks found me a very high quality tenant. All subsequent administration for the letting was completed in a couple of days.

The team was very professional and helpful, managing the letting from start to finish and quickly resolving all queries.

Hitesh Acharya

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