

About Us



Penny Lane Homes Estate and Letting Agency are passionate about what we do. Established in 2004 by our Managing Director Mark from his kitchen table.

We have come a long way since then and now manage over 800 properties located in Renfrewshire and beyond. Our qualified Letting Agents have decades of experience within the letting industry.

Our knowledgeable agents do the hard work, so you don't have to. We provide peace of mind for new and existing landlords.

Call us for free help and guidance.

Where to find us...



10-12 High Street,
Renfrew PA4 8QR

 **0141 251 0350**



3A Moss Street,
Paisley PA1 1BG

 **0141 251 0700**



36 High Street,
Johnstone PA5 8AH

 **01505 331 114**



www.pennylanehomes.com

 **Pennylanehomes**

Hello Landlord

Our fees and services are waiting for you...



www.pennylanehomes.com

Our Services

What are my options?

We offer two options for letting your property, **Fully Managed** and **Let Only**.

Fully Managed

- Property market appraisal
- Property marketing via social media and web portals
- Property advertised via signage/posters
- Organise landlord safety checks (if authorised)
- Organise installation of smoke and heat alarms & carbon monoxide detectors (if authorised)
- Tenant referencing and vetting
- Conduct viewings
- Photographic inventory and recording of meter readings
- Lease document preparation
- Notify council and utility providers of new tenancies
- Deposit registration in a custodial scheme
- Rent collection
- Tenant and landlord liaison
- Rental Guarantee and £25,000 legal expense cover (if chosen)
- 1st legionella risk assessment
- Periodic inspections at the property
- Repair management and maintenance issues
- End of tenancy management
- Digital checkout report and recording of meter readings

Let Only

- Property market appraisal
- Property marketing via property portals and social media
- Property advertised via signage/posters
- Organise landlord safety checks (if authorised)
- Organise installation of smoke, heat alarms & carbon monoxide detectors (if authorised)
- Conduct viewings
- Photographic inventory and recording of meter readings
- Lease document preparation
- Tenant referencing and vetting.

Additional Services

Let us take care of the small stuff... if you need us to

Gas Safety Check

To check all gas appliances including central heating boiler (if applicable) annually

Electrical Safety Certificate

Electrical Installation Condition Report. This is a detailed in-depth report which lasts between 3 and 5 years. Includes P.A.T

Smoke & Heat Alarms

Supply and fit interlinked smoke alarms and heat detector in kitchen

Energy Performance Certificate

Valid for 10 years

Legionnaire's Risk Assessment

Every two years (first one included)

Rental Guarantee

Dependant on property rental value, includes 25,000 legal expense cover

Marketing

We take social media very seriously



Your property will appear on the UK's leading property portals such as Rightmove, Boomin, On The Market and Zoopla. We also take social media seriously and will ensure your property is detailed on our Facebook and Instagram accounts for you to share!

As a high street agent we benefit from our window space which will attract the local clientele to your property when advertised on our window display and televisions. We have a database of applicants who will be emailed as soon as your property goes live to see if your property suits them.

Building Your Portfolio with our Sales and Letting Team

Already have a portfolio of properties or looking to become a landlord? Penny Lane Homes are happy to help.

1. We can help you find the perfect property that meets your requirements.
2. Let you know an estimated rental value and calculate out your yearly yield.
3. Attend viewings with you or on your behalf to give any feedback we may have on the property.
4. Ensure the property meets all regulation standards.
5. Using our trusted team of contractors, we can arrange for the work to be completed on your behalf and get the property ready for rental ASAP.

We can source properties below market value and inform you if any of our current landlords are looking to sell with tenant in situ.

Visit us at www.pennylanehomes.com