



Independent sales
& lettings agents

who think
outside the box

Lettings

We take care of in excess of 650 residential properties in and around Warwickshire for local, national and international landlords.

Exceeding customers' expectations is our main objective and as a result we are frequently appointed based on personal recommendations, priding ourselves in offering a professional service to landlords and tenants alike.

If you are a first time or an experienced landlord please be assured that we will take time to understand your needs and concerns.





We offer

To deliver a complete service that encompasses all aspects of residential lettings. From your initial appraisal to the point when your property is let you will feel your property is in safe hands.

We are members of the Association of Residential Lettings Agents (ARLA) and Client money is fully protected and tenants' deposits are safely insured by The Dispute Service.

We advertise on all the leading property portals including Rightmove and Crabb Curtis website. We have a strong presence in the local press and related publications and deal with local companies along with national and international ones.

Professional & regulated

The Association of Residential Lettings Agents (ARLA) is a professional membership and regulatory body for letting agents and letting agencies in the UK. Crabb Curtis are of course members of ARLA which is the only professional self-regulating body to be solely concerned with lettings and letting agents.



Please see the separate document on 'The Benefits of ARLA Membership'.



We are also members of the Property Ombudsman Scheme for Lettings and Sales, so you can be assured that you are dealing with a professional regulated agent. Our clients are offered the highest level of integrity and service, whether you are buying, selling, renting or letting.

High calibre of tenants

We have a large database of quality tenants registered including corporate tenants and strong ties with relocation companies. Each prospective tenant is vetted carefully through our chosen referencing agency. We obtain a variety of references to ensure that tenants can afford the property and are of reliable character.

Accurate valuations

We carry out many rental valuations on properties which provide us with intimate knowledge of rental values in the Warwickshire area. All of our appraisals are FREE and without obligation.

Property appraisal

The first step is to meet with a representative from our Lettings Department who will be able to make recommendations to maximise the letting potential of your property and advise on a rental value. This service is provided free of charge and without obligations.

Upon receipt of your instructions and signed terms of business agreement, we will visit the property to take internal and external photographs, so that it can be effectively marketed to find a suitable tenant. We will discuss your tenant requirements, so that we can match the search criteria with those we have on our database.

In order to protect your investment and show the property to its best advantage, all potential tenants will be accompanied during viewings by a trained Crabb Curtis staff member who will be familiar with the property, have good local knowledge and able to deal with any enquiries.

Our lettings team are committed to achieving maximum rental and minimum void periods whilst securing quality reliable tenants for you.

Making the most of your property

A member of the Crabb Curtis team will be there to assist you in all aspects of your property. Many factors govern potential rental income i.e. location, fittings, decorative order, number of bedrooms, heating, gardens and parking. Kitchens and bathrooms are all contributory factors.





First impressions count

If you want to achieve competitive rents and make your property attractive to tenants there are a few basic principles to consider such as:

- ▶ Keep colours neutral
- ▶ Kitchen and bathrooms should be well equipped
- ▶ Less is more in terms of decoration
- ▶ Rooms should be light and bright
- ▶ Where possible use earth tones on floors
- ▶ Wood laminate is popular (vinyl or ceramic floor coverings for kitchens and bathrooms)
- ▶ Gardens (if applicable) should be neat, tidy and low maintenance
- ▶ Everything should be sparkling clean including windows.

Property protection

Protecting our clients' property is paramount. Prospective tenants are comprehensively 'vetted' by an independent company specialising in reference verification and investigation. All our managed properties are visited regularly to ensure that the premises are being properly cared for and to action any problems that may occur.

Furnished or Unfurnished?

If possible we recommend a degree of flexibility to avoid unnecessary voids.



Furnished



Unfurnished

The Crabb Curtis statement is to provide you with a professional lettings and property management service which embraces the principles of quality and customer care, whatever your requirements, Crabb Curtis aims to protect your property, maximise the return and provide you with a rental income for the duration of the letting.

Our office hours are:

9:00am – 5:30pm Monday to Wednesday
9:00am – 6:30pm on Thursday
9:00am – 5:30pm on Friday
9:00am – 4.00pm Saturday



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