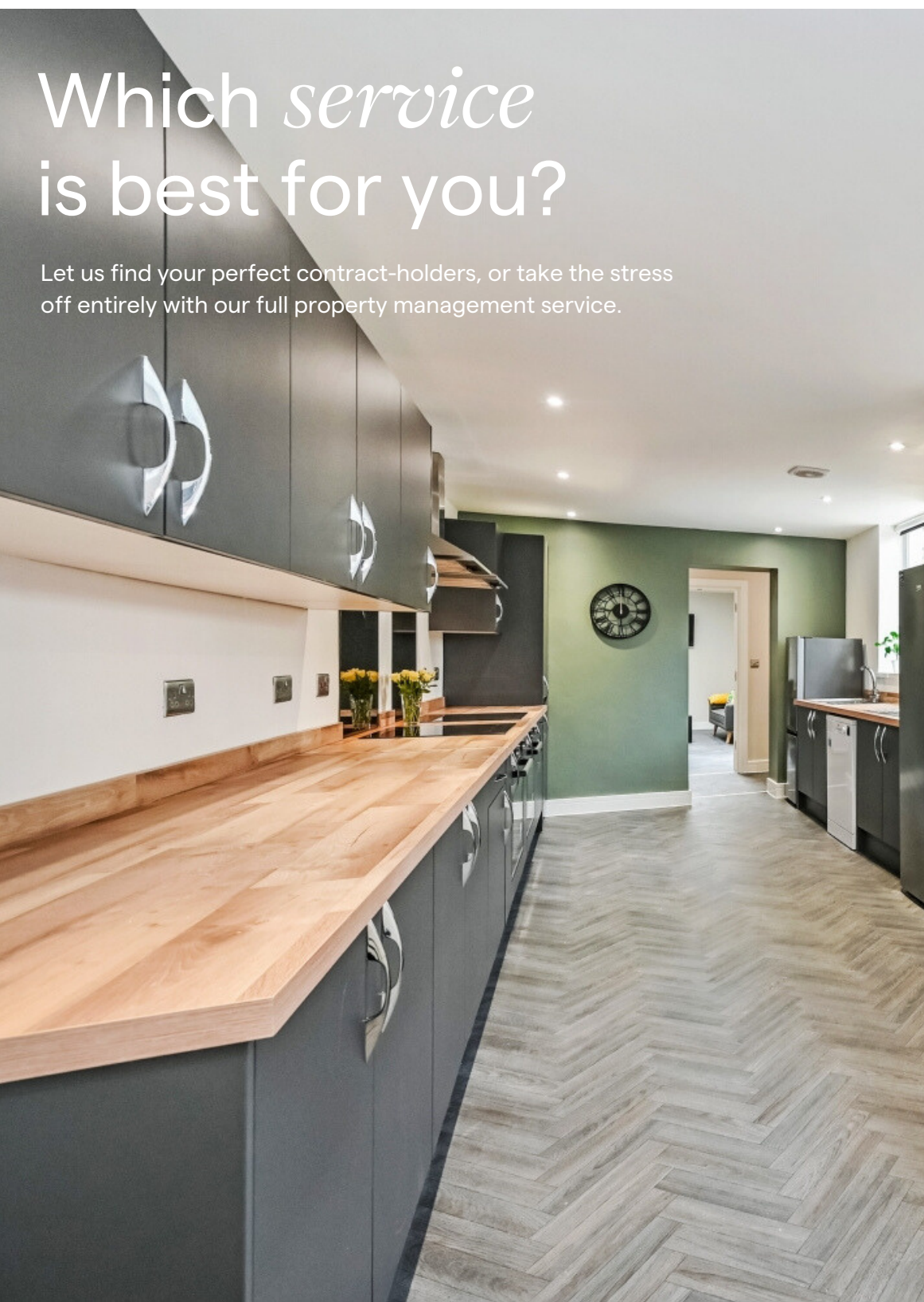


Which *service* is best for you?

Let us find your perfect contract-holders, or take the stress off entirely with our full property management service.



ROATH OFFICE

66 Albany Road, CF24 3RR
02920 454555

CATHAYS OFFICE

34 Woodville Road CF24 4EA
02920 668585

LANDLORD SERVICE SUMMARY

LANDLORD SERVICE SUMMARY	FULLY MANAGED SERVICE	RENT COLLECTION SERVICE	CONTRACT - HOLDER FIND SERVICE
<p>An accurate, honest market appraisal</p> <p>We conduct a thorough appraisal of the current market before giving you a value for your property, based on decades of local experience and knowledge. We'll back it up with hard facts and evidence, and we'll even suggest what type of contract-holder you can expect.</p>	✓	✓	✓
<p>A value for today's market</p> <p>It's easy to let a property at yesterday's market value, but we live in the present and do more to maximise our clients' income. As a result, we regularly have new clients tell us we've managed to let their property for significantly more rent than their previous agent.</p>	✓	✓	✓
<p>Unique video tours</p> <p>Our professionally-shot, room-by-room video tours (complemented by professional photography and free home staging advice) set your listing apart and give house-hunters a memorable and immersive viewing experience.</p>	✓	✓	✓
<p>Extensive, far-reaching marketing</p> <p>We don't stop at listing on Rightmove, our own website and other major property portals. We have the biggest social media presence of any of our competitors, in-house print magazines distributed to thousands of students and professionals, plus sponsorships with local sports teams and university societies. Coupled with direct marketing of suitable properties to our expansive database of potential occupants, we ensure your property reaches the widest audience possible.</p>	✓	✓	✓
<p>Big demand results in maximum rent</p> <p>The exposure we get for your property helps us achieve the maximum possible rental income for you. When demand for anything is high, prices can stay high. When it's low, prices are forced down, but thankfully demand is never low with us!</p>	✓	✓	✓
<p>Speedy lets within just 4 days</p> <p>Housing more than 7,000 contract-holders every year, we're Wales' biggest agent. Such is the demand for our new listings, we've calculated that, on average, it takes us just 4 days to let a property.</p>	✓	✓	✓
<p>Fully-vetted contract-holders</p> <p>We don't move just anyone into your property. We ensure it's someone who's able to afford the rent, is in stable employment/education and, where applicable, has a positive renting history (paying rent on time and looking after the property). We thorough ID and financial credit checks along with all references. Where necessary, we collect all documentation for Guarantors too.</p>	✓	✓	✓
<p>Preparation and signing of occupation contracts</p> <p>We draw up and complete the Written Statement of Occupation Contract, ensuring that it adheres to the highest industry standards and is signed by both parties.</p>	✓	✓	✓
<p>All-year-round occupancy</p> <p>An empty property is no good to anyone, so it's just as well we're experts in keeping them filled. We average 362 days occupation each year, which is 99.2% all-year-round occupation. In comparison, the national average is a three-week void period every year.</p>	✓	✓	✓
<p>Rent collection</p> <p>We'll collect rent on a monthly basis and keep you in the loop with monthly statements showing a full breakdown of fees and any relevant invoices.</p>	✓	✓	
<p>Chasing late payments</p> <p>It's rare that any of our contract-holders fall into arrears, but if they do, our electronic system will promptly identify the issue and send automated text and email reminders. Our dedication to keeping your rental income consistent isn't limited to automation though, our team will always be ready to pick up the phone and chase up late payments with the contract-holder whenever necessary</p>	✓	✓	
<p>Automatic rent reviews and renewals</p> <p>We'll automatically advertise your property before it becomes vacant and, whether the existing contractholder is staying or going, we'll conduct a thorough rent review to ensure your new tenancy is signed at a rent that represents the current market value.</p>	✓	✓	
<p>Water and Council Tax liability</p> <p>There's a little-known legal obligation on landlords in Wales to inform the Water Authorities of any changes in tenancy within 21 days. Failure to do so can mean landlords are held liable for water bills, so we ensure they're told along with Cardiff Council, ensuring landlords aren't billed for periods they're not liable for</p>	✓	✓	
<p>Complying with the latest legislation</p> <p>We have a dedicated compliance team and are always up-to-speed on the very latest legislation, so let us take the strain for you. We'll ensure you're fully compliant with the Renting Homes (Wales) Act 2016, keeping you on top of all deadlines and up to date with any changes or amendments to the laws.</p>	✓	✓	

	FULLY MANAGED SERVICE	RENT COLLECTION SERVICE	CONTRACT - HOLDER FIND SERVICE
<p>Expertise from Wales' biggest HMO specialists</p> <p>If your investments are HMOs, these can be incredibly demanding when it comes to compliance, certifications and administration. With over 20 years of experience in handling a HMO portfolio of over 500 properties, we're best-placed to keep you compliant in the most cost-effective ways. We're in a unique position, knowing the ins and outs of how the Council operates too, so we can provide unrivalled insight and a level of insider knowledge and expertise that you won't find with any other local agent.</p>	✓	✓	
<p>Complete HMO application service</p> <p>We'll complete and submit your HMO application form and relevant safety certificates then will thoroughly review Cardiff Council's draft licence and handle any additional maintenance requests following the inspection. Even if you're confident your property is compliant, there are right and wrong ways of filling the council's forms. Some terms, requirements and sections are unclear, confusing and even misleading. The Council will sometimes list work that can be argued away with reasonable logic and prior experience. This sort of thing might slip through the net without the help of an established group of HMO specialists on your side.</p>	✓	✓	
<p>Accompanied council visits for HMOs</p> <p>If your property requires a HMO licence, after submitting your application a member of our team will personally attend the property inspection with Cardiff Council's representative. This allows us to 'bat back' any conditions the Council propose to include on the licence that seem harsh or unfair... which is always easier when the 'issue' is right there in front of us!</p>	✓	✓	
<p>A bulletproof inventory</p> <p>A watertight inventory is vital in case of a dispute over damage at the end of a tenancy, so we produce a robust and thorough schedule of condition prior to each contract-holder moving in. It lists all fixtures, fittings & furnishings and we send it to the contract-holder to sign off, so it's all on record.</p>	✓		
<p>Check-in and check-out services</p> <p>Our team manages the check-in and end-of-tenancy check-out processes, ensuring a smooth transition for contract-holders and preserving the condition of your property</p>	✓		
<p>Regular inspections</p> <p>We conduct regular inspections of your property to ensure it's being well looked after. One of the most common things we hear from new landlord clients is that their previous agent didn't provide feedback on the condition of the property, so we always report back to you.</p>	✓		
<p>Maintenance and upkeep</p> <p>There may be times when something goes wrong, so we're on hand with a dedicated Maintenance Team and a select-few experienced, trusted trades to respond quickly. You can instruct us to carry on up to an approved limit or we can always contact you first; it's up to you.</p>	✓		
<p>Rent Smart Wales training & licence</p> <p>The law requires every landlord to register with Rent Smart Wales, but by instructing us to be your managing agent, we'll spare you the cost and effort of doing the training and obtaining the licence you'd legally need to self-manage.</p>	✓		
<p>Discounted safety certificate costs</p> <p>You benefit from significantly reduced safety certificate prices due to the amount of work we give to local, tried and tested trades. Whether it's gas, electrical, fire detection, energy performance; we've got them all covered and more.</p>	✓		
<p>Serving of legal notices</p> <p>We handle the process of serving legal notices when necessary, maintaining compliance with local and national laws and regulations.</p>	✓		
<p>Deposit registration and returns</p> <p>We will register deposits in line with deposit protection legislation and return them at the end. This will be following a fair and transparent process, with thorough inspections and communication with the contractholder, trying to resolve any maintenance issues before the end of the tenancy</p>	✓		
<p>Improvement advice to maximise your income</p> <p>When we're out inspecting your property, we don't just check that the contract-holders are caring for it. We take the opportunity to consider any improvements – both minor and more extensive – that may add value and ensure its future 'letability' in what is a competitive market.</p>	✓		
<p>Investment purchase advice</p> <p>A lot of our clients are seeking to expand their property portfolios, so we'll happily offer advice on which purchases are best from a lettings perspective and what rental income can be expected.</p>	✓		
<p>Access to pre-market investment opportunities</p> <p>All of our top investment properties are presented to our fully managed clients, giving you exclusive first access to properties that generally don't reach the online portals and are sold quietly off-market.</p>	✓		

Landlord client success stories...

Read what our valued landlord clients have to say about us...

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"I have been using the excellent services of CPS Homes for my rental property for 15 years now and I would not go anywhere else. They arrange and find me a new tenant every time I need my property filled and I can leave everything in their capable hands."

- **Rachel, TrustPilot**

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"Thank you to Scott at CPS. It was lovely meeting with you this week to market our properties. It is always great to get such valuable insight from an experienced member of the team. Even with 30 years experience, there is always something for me to learn. Great photos - thanks again for your time!"

- **Owain, Google Reviews**

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"CPS have always given excellent service for over 20 years. Any repairs are carried out promptly and at reasonable cost. New tenants are found each academic year and rents are collected and paid promptly. What more could a landlord want?"

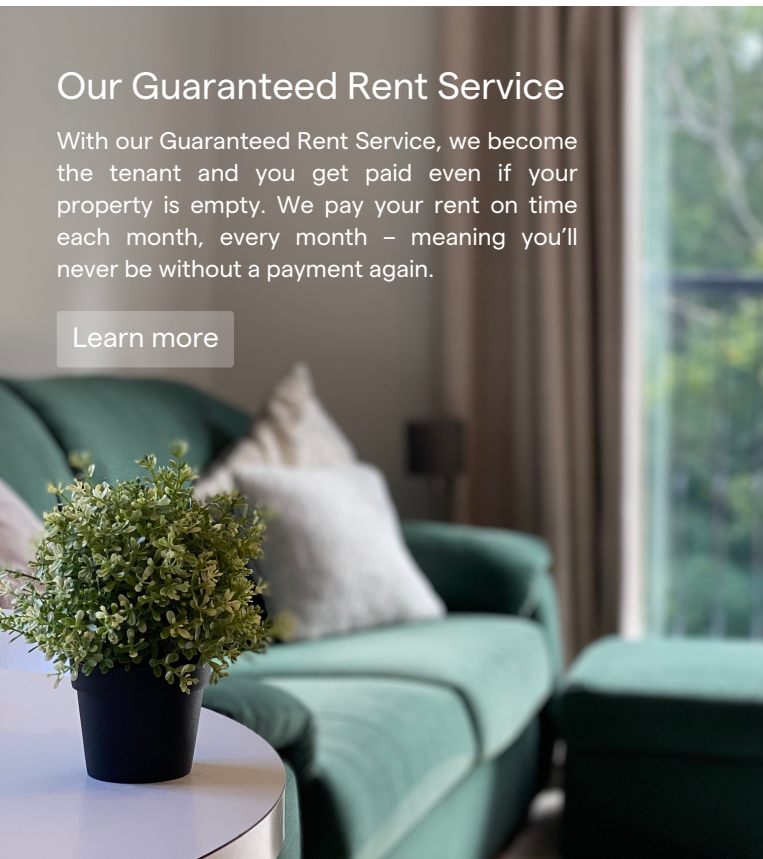
- **Alan, TrustPilot**

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Our Guaranteed Rent Service

With our Guaranteed Rent Service, we become the tenant and you get paid even if your property is empty. We pay your rent on time each month, every month – meaning you'll never be without a payment again.

[Learn more](#)



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"We have dealt with CPS Homes for many years and they are more reliable and efficient than ever. To their credit, they have been all over the new Welsh laws/regulations. Their contract wording has dealt with areas of concern so as to protect landlords. CPS Homes should be applauded because not all estate agents have been as pro-active, and I know this for a fact."

- **CJ, TrustPilot**

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"Rhys not only matched my previous agent's deal, but also secured me over 15% in additional rent. I have now been using CPS as a landlord for over 15 years. They have a dedicated team, I receive detailed income expenditure/ reports and the team keeps me updated. I wouldn't use anyone else!"

- **Dev, TrustPilot**

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