



## Four new ways to market your property in print and online

### 1. An updated website to help tenants find you faster

We have a new website making it even easier for tenants to find your property online – take a look today at [www.gallant-richardson.co.uk](http://www.gallant-richardson.co.uk).

More and more tenants go online to find a new home – so we've redesigned our site to make it easier to use, show off your property at its best and highlight the benefits of using a licensed ARLA lettings agent.

When you let your property with us, we will

- Advertise your property on our website
  - Give you unlimited space for pictures
  - List your property on leading search engines Rightmove, Find a Property, Property Live, Prime Location and Zoopla.
- Call now on **01206 548 222** to find out more.

### 2. Take advantage of our tenant database

Our sophisticated computer database automatically matches potential tenants with newly-listed properties – just one of the many things we do to help you rent your property, fast. Hundreds of potential tenants have registered their details with us – so when we list a new property that matches their requirements, they either receive an email or full-colour mailing, followed up by a telephone call to find out if they're interested. Want your property matched quickly? Get in touch today.

### 3. Full-colour adverts in the local press

Let your property through Gallant Richardson and see it advertised in the local Property News. Not only do our adverts show the best side of your property, they let tenants know that they can rent with confidence.

### 4. The best window display in Colchester

With one of the most central office positions in Colchester and the biggest window display dedicated to lettings, we can guarantee that your property will be advertised at all times. This is exposure you won't find anywhere else.



## OUR NEW WEBSITE

## Protect your money – choose an ALRA licensed agent

Another lettings agent in Colchester has gone into liquidation – the third in as many years. Like others before them, they didn't have the protection in place to guarantee their clients' money.

As an ALRA-licensed letting agent, all Gallant Richardson's clients' money is covered under a Client Money Protection Scheme, and with Professional Indemnity Insurance you can rest assured your money is completely safe with us.

We also follow the Code of Practice and Rules of Conduct for lettings agents – so you will always receive a professional, friendly service.

If you don't choose an ALRA-licensed agent you risk being badly advised or misled – and possibly lose your money as a result.

*By law deposits must be covered under one of three Tenancy Deposit Protection schemes, but that does not protect them from being lost by unscrupulous agents.*

**Don't get caught out – always use an ARLA-licensed agent**

Call Gallant Richardson today on **01206 548222** to find out more.



The digital TV  
switchover –  
make sure  
you're  
ready



The digital switchover for Colchester and the surrounding area takes place between the 6th and 20th July 2011 – and it's simple for landlords to stay compliant.

If you let a property that doesn't have a TV aerial, there's no direct obligation for you to provide one (but the tenant has a right to install one themselves). If you let a property that already has an aerial, you are under an implied obligation to maintain the reception if the service changes (see Section 11 of The Landlord & Tenant Act 1985).

The good news is that if the property currently receives a good analogue signal, it should receive a good digital one too, which will simply need tuning on a set-top box. So you don't have to replace the aerial, and there's no obligation for you to provide the set-top box.

So, as long as your property receives the same signal as received before, your obligation as a landlord is fulfilled in respect of the digital TV switchover.

Landlords – get 10%  
off your fees today

For each new landlord you refer to Gallant Richardson receive 10% off your fees for 12 months.

When you recommend a landlord to Gallant Richardson, and we let their property, you will both receive a 10% discount on your fees for 12 months.

The discount only applies once for each referral, independent of how many properties the new landlord lets through us, and does not affect deductions such as contractors work on a property.

Start making referrals today and save. Call us on 01206 548 222 to find out more.



## Selling your property with Gallant Richardson

Our focus is solely on the lettings market; however we maintain close working relationships with two of Colchester's leading estate agents. So if you're considering selling, we're right here to take you through from valuation to sale with the same great service you expect from us.



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Partnered with Blake & Thickbroom, Clacton-on-Sea