

At Four Pillars Lettings, we take the hassle out of letting by delivering a complete tenant sourcing solution designed for busy landlords and developers. Whether you're letting a single property or a large portfolio, our streamlined approach ensures your property is let quickly, compliantly, and to the right tenant.

## What's Included with our Tenant Finding Service:

### ✓ **Market Appraisal**

Accurate rental valuation based on real-time local market data to maximise your returns.

### ✓ **Multi-Platform Marketing**

Your property is advertised across major portals including Rightmove, Zoopla, OpenRent, Gumtree, and SpareRoom (if applicable), plus our own curated tenant database.

### ✓ **Professional Photography**

We showcase your property in its best light to attract the highest quality applicants.

### ✓ **Tenant Enquiries & Viewings**

We manage all tenant communications, conduct viewings, and negotiate tenancy terms on your behalf.

### ✓ **Comprehensive Tenant Referencing**

Thorough checks including credit history, income verification, landlord references, and Right to Rent compliance.

### ✓ **Tenancy Agreement Preparation**

We prepare a robust, legally compliant tenancy agreement tailored to your requirements.

### ✓ **Rent & Deposit Collection**

We confirm and collect the first month's rent and deposit, ensuring a smooth start to the tenancy.

### ✓ **Deposit Protection or Deposit Replacement Scheme**

We register the deposit with a government-approved scheme or guide you through Deposit Replacement options for flexibility.

✓ **Inventory & Check-In Arrangements**

We connect you with trusted inventory clerks to protect your asset and mitigate disputes.

✓ **Energy Performance Certificate (EPC)**

We can arrange your EPC if required, ensuring you remain compliant with lettings legislation.

✓ **Tenancy Renewals or Rent Reviews**

We offer optional support with tenancy extensions or rent reviews to protect and grow your rental income.

**Why Portfolio Landlords and Developers Choose Us:**

- Fast tenant placement, typically within 14 days
- Full legal compliance with UK lettings law
- Proactive and responsive service
- Trusted by portfolio landlords and developers

Let's Get Your Property Let

Call us: 07944 333 116

Email: [hello@fourpillarslettings.co.uk](mailto:hello@fourpillarslettings.co.uk)

Visit: [www.fourpillarslettings.co.uk](http://www.fourpillarslettings.co.uk)