

Accord Lets

Experts in lettings



Buy to Let Seminar – 11.06.2012

Market Conditions

- Supply - At present there are 225 properties available to rent in the Leamington Spa/Warwick area. (up to £1500 pcm)
- Demand - A 24% increase in the number of new tenants registered over the last year. (Accord Lets currently have a register of 450 professional tenants looking for a property to rent.)
- For every 1 property, there are 15 professional applicants looking.
- We are currently letting on average 16+ properties per week with a market share of 41% (out of 14 agents).

What is driving the current Market Conditions

- Tenants are staying longer, resulting in longer tenancies averaging 18 months – 24 months.
- Average rental prices have increased by a further 5% in 2012.
- Average time taken to let a property is 7-10 days.
- Average void period is 5-7 days.
- The average age of the first time buyer is 34 as high deposits for mortgages are continually needed.
- Local businesses continue to recruit large numbers of employees.
- 164 new companies were formed in Leamington Spa in 1st quarter of 2012.

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Property Cycle



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What do you need to consider as a landlord?

- The right, reputable Agent
- Buy to Let Advice (local market advice)
- Marketing & Letting
- Furnishings
- Decoration/ Cleanliness
- Electric/Gas/EPC Regulations
- Insurance
- Deposit monies registration
- Residential Inventories
- Financial Services Advisor
- Legal Agreements
- Accounts

How can we help each other ?

- As a market leader, Accord can offer FREE expert advice based on experience and honed over 22 years.
- Tailor-made services to suit all landlords needs, including search & acquisition of properties if required.
- We have links with local businesses enabling us to aid their growth whilst also supporting the local community.
- We work in partnership with Locke and England and Countrywide financial services who offer exclusive Buy to Let mortgage products teamed with properties ideal for buy to let purposes.
- We work closely with Warwick District Council to ensure all our landlords are kept fully up to date with local changes and legislation.
- **Let us help you in maximising your investment.**

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