

RENT REVIEW SERVICE

For both Residential and Commercial properties Falcondale Properties offer a comprehensive rent review service, including, Initial Advice, Negotiations and Results. Discussions on your desired target rent are followed by advice on the current open market rental value on your property. Falcondale Properties will complete all the negotiations and work necessary in order to secure the rent review on your behalf.

PROPERTY MANAGEMENT SERVICE

When you decide to use Falcondale Properties Ltd – what can you expect? Well, as Property Management Specialists we promise to manage your property efficiently and professionally, maximising and protecting your investment. Here is a quick guide to our optional Management Services:

- Rent Collection – As Direct Debit Originators we can collect rent from tenants bank accounts. Our Rent Control Department will actively pursue tenants if rent payments are not received for any reason on the due date.
- Maintenance – Looking after the reported day-to-day general wear & tear, repairs and or damage to the property. We source the services of reliable contractors, dealing directly with them, arrange access to the property for the contractors and upon completion of maintenance work arrange payment.
- Property Inspections – the number of inspections are agreed at beginning of lease term. A Falcondale Agent carries out the inspections and a full report is sent to the owners.
- Accounts – (along with rent collection service), we can produce an annual report with a Ledger of all payments completed during the course of the year.

LETTING SERVICE

- Your Falcondale, Property Manager, will meet at a time convenient to you, assess your property and determine the Open Market Rental Value. They will go over all our Services & Fee's, answer any queries and advise you on any improvements to the property.
- Once the contract is signed we will advertise the property, using all the details on the property taken at the assessment and display external images of the property. The full colour brochures will be advertised in our window display on Main Street, Newbridge, in local newspapers and on the following websites www.falcondale.com & www.daft.ie
- Our letting team will arrange viewings to suit potential tenants, 6 days a week, or 7 if necessary.
- All potential tenants are required to provide references that will be verified in full by our administration team. If satisfactory, the property will be leased for the agreed term.
- All utility bills will be transferred to the tenants name and a standing order will be set up for the monthly rental payment.

LEASE RENEWAL SERVICE

- Falcondale Properties Ltd computerised system protects our clients' interests by alerting them to the renewal date – well in advance!
- Renewals - we contact clients who avail of our letting service 2 months prior to the end of the lease term, and advise on all the essential documentation required for the lease renewal.
- Rent Review – we will advise the current Open Market Rental Value
- Lease Agreement – an up-to-date document is prepared by Falcondale Properties Ltd and signed by the tenant
- Finances – we complete a new Standing Order or Direct Debit as necessary to ensure continued payment to the landlord.

KILDARE'S No.1
Property
Management Company

Tel: **045 438808**

Website: **www.falcondale.com**



Main Street, Newbridge, Co. Kildare.

Ph: 353 45 438808 Fax: 353 45 438809

Email: info@falcondale.com

Web: www.falcondale.com



INTRODUCTION

Falcondale Properties Ltd is a family run business that was established in Newbridge, Co. Kildare in 1994. Since then we have become one of Kildare's largest and most successful Property Management Companies. As a result of our continued business expansion, in 2004 we relocated to larger premises on Main Street, Newbridge and recently we extended our premises

Falcondale Properties Ltd. employ dedicated Property Managers and other specialised staff catering for every client's individual requirements. We provide a full range of operational and administrative managed services.

We've concentrated our extensive range of services in Counties Kildare, Dublin, Carlow and Laois, and are proud of our professional and specialised staff, including:

- **Block Managers**
- **Property Managers**
- **Commercial Lettings Agents**
- **Residential Letting Agents**
- **Maintenance Manager**
- **Rent Controller / Debt Collector**
- **Administration and Accounts Team**

At Falcondale Properties Ltd, we've installed computer technology and software to ensure a fast, efficient and informative service for clients. We back up our friendly, qualified staff with a customised Management System and Computerised Accounts.

Falcondale Properties Ltd is fully licensed, bonded and insured. This ensures we have substantial professional indemnity insurance and our clients' money is fully protected.

OUR SERVICES

- Residential Apartment Block Management
- Commercial Estate Block Management
- Commercial Lettings
- Residential Letting
- Valuations
- Property Management
- Property Maintenance
- Rent Collection
- Lease Renewals
- Rent Reviews
- Commercial & Residential Sales
- Property Portfolio Management

We offer a full Letting and Property Management Service - and we guarantee to take the hassle out of renting. Once you've placed your property in the best hands in the business, you can feel free to concentrate on the good things in life.

At Falcondale Properties, we believe in looking after our clients. Our friendly and professional staff are always at your disposal to discuss your on-going or changing requirements, whether it's a consultation with our Property Investment Advisor or an introductory meeting with the Lettings team.

BLOCK MANAGEMENT

As an investor / owner, it's a comfort to know that professionals who understand the day-to-day business of Property Management look after your property. Effective Block Management protects the fabric of your investment by ensuring that those areas held in common with fellow investors are properly maintained, insured and secured at all times.

Your Falcondale Block Manager, with the Accounts and Administration teams, oversees a team of contractors, including gardeners, cleaners and tradesmen. They obtain preferential quotes, collect service fees and answer queries professionally & quickly.

VALUATIONS

Our experienced letting & sales staff know the local area and its property prices extremely well and understand the dynamics that affect them. In achieving the optimal price for your property, they will take many factors into account, including current and anticipated demand, prices achieved for properties similar to yours and proximity to local amenities. A fully accurate valuation can only be provided following a visit to your property.

COMMERCIAL

Falcondale has a dedicated Commercial Team working on all aspects of Commercial and Industrial sales, commercial property acquisition, commercial lettings, lease renewals & rent reviews. Specialist areas include; new & existing builds of Industrial, Warehousing, Retail Shops and Office Units along with commercial development sites.

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