



PickMyPad

PART OF THE MISTORIA GROUP

Welcome to Pick My Pad

Pick My Pad offers residential property sales and lettings services across Walkden and Little Hulton and the surrounding areas.

Our team of property professionals know the local market well and are best placed to help you buy or sell a home in the area. We support landlords in the management and tenancing of their buy to let investments, as well as help tenants find a rental property that is just right for them. With the full scope of residential property services covered, choose Pick My Pad for your next property purchase or rental.

Services offered include:

- Free, instant, online property valuation to help determine how much your property is worth
- Detailed property visit to determine an accurate market guide price, or for buy to let, achievable rental income
- Preparation of marketing materials to maximise your property's appeal including, floor plans, property photography, bespoke property description and features, property brochure, LED window displays and video tours
- Online marketing through our own website and social media channels, as well as national portals such as OnTheMarket.com, Rightmove and Zoopla
- Your property will be emailed to our managed database of registered buyers or renters currently looking for a property like yours
- Online viewing request forms and 24/7 telephone service
- No sale, no fee
- Zero Withdrawal Fee

The Pick My Pad Promise

We're an independent agency with a history of achieving top prices and we believe that's what gives us the edge over many of our rivals.

We've set out our promises to our clients below:

Honesty. Estate agents don't have the best reputation and sometimes deservedly so. However, at Pick My Pad we will ALWAYS be honest in our dealings with you.

Accessible. You will be given the mobile numbers of the agents who are assisting in your sale. We take calls out of hours at times that suit you, not us.

Experience. Our team has a total of more than 100 combined years' experience in estate agency. There's hardly anything that we haven't seen or problems we haven't solved.

Passion. It may sound corny but it's true. At Pick My Pad we are all passionate about property otherwise we'd be in different careers. We bring that enthusiasm and passion to the process of selling your property successfully.

Location. If you want to see us, pop into our prominently located office.

DSS & Social Housing

At Pick My Pad, DSS tenants are welcomed.

Unlike other agents the Pick My Pad team does not discriminate against tenants who are in receipt of Housing Benefit or Universal Credit. All applicants will be treated fairly and there is a reference process. Where applicants are not able to meet certain requirements - regarding guarantors or deposits for example - Pick My Pad can access services to assist with securing a tenancy such as by using rental bonds and advance payments

We manage properties for a wide range of private landlords that accept DSS tenants. We offer a wide range of accommodation, from fully furnished house shares with bills included, flats and 2-6 bed properties to suit everyone's needs. We can help find a suitable home for you and your family.

Accessing Housing Benefit and Universal Credit

Navigating the Government benefits system can be daunting, particularly if you are not aware of what you are entitled to. The Pick My Pad team has the knowledge and expertise in dealing with DSS tenancies, and the paperwork and application process that comes with it.

We have studied the latest rates and are up to speed on the legislation so we can fully support you in your search for a new home.

Whether it's at the start of your tenancy or a migration during your tenancy, Pick My Pad can support you in the transition from Housing Benefit to Universal Credit to ensure all the requirements are met. It can seem complicated, however working with Pick My Pad as your partner, we will ensure the transition is completed as quickly and with as little hassle as possible.

Pick My Pad will ensure, where applicable, Housing Benefit or Universal Credit will be paid direct to us. This ensures you do not have the extra worries of ensuring your rent is paid on time.





DSS Case Studies

Helping tenants receive the correct amount of Housing Benefit

Often estate agents are misunderstood or given a bad reputation. At Pick My Pad, we go that extra mile and actually improve tenants' well being whilst still looking after our landlords profitability, as seen in these examples...

We became aware of a tenant who was topping up the rent on their flat with money from their pension. Their rent was only very low and so we wanted to ensure they were claiming the correct amount of benefits. Following authorisation by the tenant to collate the information, we updated their details on the government website and discovered they were receiving an incorrect amount. The tenant now receives the correct amount of benefits which covers all of their rent! The tenant was extremely grateful and could not believe they had been paying £100 every month out of their own pocket for all these years when there was no need.

We acquired some properties where tenants were not paying rent because they were struggling to get jobs and were denied Universal Credit. These tenants were in arrears and had been treated with discontent over the months as they were not paying rent. Once we acquired the properties, we identified the issue with the tenant and helped them with their benefit claims to the point that they are now paying rent and are actually very pleasant tenants. They are also paying off more of their rent arrears debt per month with their new payments.

Helping landlords achieve higher rental yields without raising rent for tenants

We have spent time with tenants showing them how to process their Universal Credit/ Housing Benefit claims online. With our knowledge and experience, we have been able to help tenants claim their benefits successfully and increase rents due to landlords without directly affecting tenants...

When the Local Housing Allowance (LHA) rate was increased, many landlords were not aware of these changes. When we informed tenants and landlords, we faced resistance from both sides. After explaining how the LHA rates worked and how little they directly affected tenants, we started to see a shift. As a result of the changes we saw some tenants getting far more than they realised they were entitled to through other benefit means. In some cases this also helped the tenants in situations where they were topping up from their own pockets.



Buying

At Pick My Pad, we want you to feel at home so we work extremely hard to get you there in the most stress free and efficient way possible.

Our experienced and proactive team is ready to take the hard work out of your property search and bring you the properties you're looking for in super-fast time so you can relax and enjoy your property journey.

How do we do it?

By using our in-depth industry knowledge and up-to-date technology, we ensure our latest properties are delivered straight to your inbox and onto our website, all within a few hours of valuation so you'll never miss out on a newly available property. Plus with online viewing request forms and 24/7 telephone service, you are only ever a touch of a button away from finding your new home.

We understand the things that matter to buyers. Our property listings include large slide show photography and extensive property details such as floor plans and council tax bands. Location is a crucial factor when house hunting so our website is packed with information about your chosen area to help you select your new home.

Why choose Pick My Pad?

Our friendly and helpful team offer a full and comprehensive sales service and are always happy to assist and advise on any aspect of the purchasing process.

From unlimited accompanied viewings, 24 hour follow-ups, to when to instruct a solicitor and handing over the keys, our personal service ensures our buyers are never left wondering.

Selling

When selecting the right estate agent to market and sell your property, make sure you choose one who continuously succeeds in achieving outstanding results for their clients.

Thought all estate agents were the same?

We say definitely NOT! From accurate market valuations to individually planned sales strategies and first-class customer service, ensuring you achieve the most beneficial sales outcome takes in-depth industry knowledge, experience and dedication.

We care. We don't just sell property, we help real people move home.

Achieving a successful outcome for you begins from our initial valuation. We know both the local and national property markets in great detail so accurately price your property to sell. Getting this right is crucial. We won't promise you an unrealistic price just to get you to sign up.

We back this up with:

- No Sale No Fee
- No Long Tied-in Contracts
- Zero Withdrawal Fee
- Fixed Fees

Our comprehensive marketing tool box provides sellers with a highly effective sales platform. We use

the most up-to-date and proven online technology to expose your property to the widest possible market. Within hours of valuation, properties are listed on Zoopla, Rightmove and social media sites including Facebook and Twitter and sent directly to registered buyers.

Our services also include:

- Pre-Marketing Advice to Enhance Value
- Quality Photography
- Audio Tours
- Floorplans
- Accompanied Viewings
- 24hr Feedback
- Senior Management Led Negotiations
- 24/7 Telephone Contact
- LED Window Displays & Video Tours
- Social Media Campaigns

For distinctive properties offering that little bit extra, our Platinum Property service includes professional video tours and bespoke marketing options including social media promotions.

If you have a property to sell in Bolton, Little Hulton, Walkden, Worsley, Greater Manchester, Merseyside, Lancashire or North West area, contact our friendly and helpful property professionals and book your **FREE, NO OBLIGATION** valuation today.



Landlords

We have tenants waiting to pay YOU rent!

The rental market is a booming industry and as fast as the market place grows, legislation and regulations evolve too. Selecting experienced professionals like Pick My Pad to manage your property could ensure you continuous yield, keep your financial investment growing and allow you to relax in the knowledge that both you and your nest egg are being well cared for 24/7.

We bring landlords and tenants together to create long lasting and beneficial results for all parties. Happy tenants mean longer and more cost-effective tenancies and so we want your tenants to stay with you and maintain your property's earning power. We provide landlords with a selection of contracts to allow you to choose your own level of service.

Pick Your Service:

- Accurate Rental Valuation
- Get Your Property Ready to Rent Advice
- Multi-Platform Marketing including Social Media
- Tenant Match
- Unlimited Accompanied Viewings
- Diligent Tenant Referencing
- Deposit Protection Registration
- Legally Compliant Tenancy Contracts
- Rent Collection
- Check-In, Check-Out Inventory
- Key Holding
- Gas & Electricity Safety Check Certification
- Full Management with FREE 6 month Guaranteed Rent*
- Client Money Protection In Place (for added peace of mind)
- 24/7 Assistance

Our dedicated lettings team not only help first time landlords on to the property investment ladder, we also help landlords grow and expand their portfolios. Talk to us about Ready to Let and Below Market Value (BMV) investment property sales.

If you have property to rent in the Greater Manchester and North West area, contact us today and start Picking Your Service so you too can sit back and relax in the knowledge that your investment is in the very best hands.

* Terms and Conditions Apply



Tenants

The rental marketplace can feel like a game of chance. Increase the odds of finding your ideal rental property by registering with Walkden's most proactive and highly experienced letting agency and start receiving all the very latest new properties, delivered direct to your inbox.

By registering with us, you open the door to a vast selection of properties. As we are one of Greater Manchester and Walkden's favourite letting agencies, we attract more landlords and properties than our competitors and our books are full of properties just waiting for you to move in to.

Why choose Pick My Pad?

Renting and letting requires long-term relationship building. Successful tenancies depend on great communication and trust. We work hard to get to know both you and your landlord to make your contract a fulfilling and happy agreement and treat all parties with respect and consideration throughout.

As experienced letting agents, we know what worries tenants so we go to great lengths to dispel the anxieties associated with renting. We're a friendly and helpful team and are always happy to take the

time to talk through any aspects of contracts and the rental process with you. We don't expect you to know everything about renting. That's our job so please feel free to ask us any questions you might have.

To help you find a place to call home, we provide:

- Email Alerts
- Unlimited Accompanied Viewings
- Tenant Referencing
- Guarantor Referencing (if required)
- Legally Compliant Tenancy Agreements
- Safe and Secure Accommodation
- 24/7 Telephone Contact
- Inventory Checks
- 24hr Feedback
- Tenant Deposit Protection Scheme Registration
- Friendly and Informed Advice

What else is worrying you?

One of the concerns tenants have is hidden fees and costs. We provide 100% transparent fees and costs with our property details. No other charges are added so you can be confident that you're not about to get an unexpected bill.

Renovations & Maintenance

Pick My Pad is part of The Mistoria Group who have over 1000 properties and 3000 rooms across Manchester, Salford, Liverpool and Bolton and Cheadle Hulme. Importantly, the Mistoria acquisition provides a wider range of services that improve the services offered by Pick My Pad including improved maintenance and renovation options for both landlords and tenants.

Offering a complete renovation service, our experience covers the following:

- Domestic and commercial new builds
- Rear and front extensions, lofts, garage and cellar conversions
- Refurbishing and decorating properties for landlords for the rental market
- Re-roofing, external work and chimney breast removals
- Re-wiring, plumbing, heating installations and all joinery works.

Benefits of working with Mistoria Renovations include:

- 12 months warranty on all work undertaken with competitive prices on materials
- Regular project updates with supporting images, from planning through execution and completion.

Once the renovations are completed, we can assist you with the interior design and installation of your asset for both the student and professional rental market. We know a good interior design and an optimum layout enables greater rental prospects and higher yields, so our team can provide a range of interior designs to suit every style and budget.

Benefits of using our furnishing service include:

- Variety of quality packages to suit every budget
- Up to 12 months warranty on extensive range of furniture, white goods and blinds
- Easy and convenient ordering process Our maintenance service offers clients peace of mind and protection through a service-focused maintenance contract.

Our maintenance team is available for all tenants day or night, 365 days per year, ensuring the tenant needs are looked after and the asset is kept in the best possible condition.

Benefits of using our maintenance service include:

- Tenants report maintenance issues/call outs through a real time ticket system 24/7 via the website
- These tickets are then tracked, queried and completed by qualified and experienced trades people
- Landlord approval will be first obtained for repairs over £150
- All work is covered by a 12 months material and installation guarantee.

Mistoria Renovations is also happy to quote for light refurbishment project works. Whether you are seeking an expert to fit your new boiler, plumb in your washing machine, build a new storage solution for your property or a partial rewire we are happy to quote for the job.

To find out more about Mistoria Renovations, you can visit our website www.mistoria.co.uk or call one of the team on 0800 500 3015.



PART OF THE **MISTORIA GROUP**

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