



Coldwell Banker Lettings Services Proposal

We never stop moving





About **Coldwell Banker**

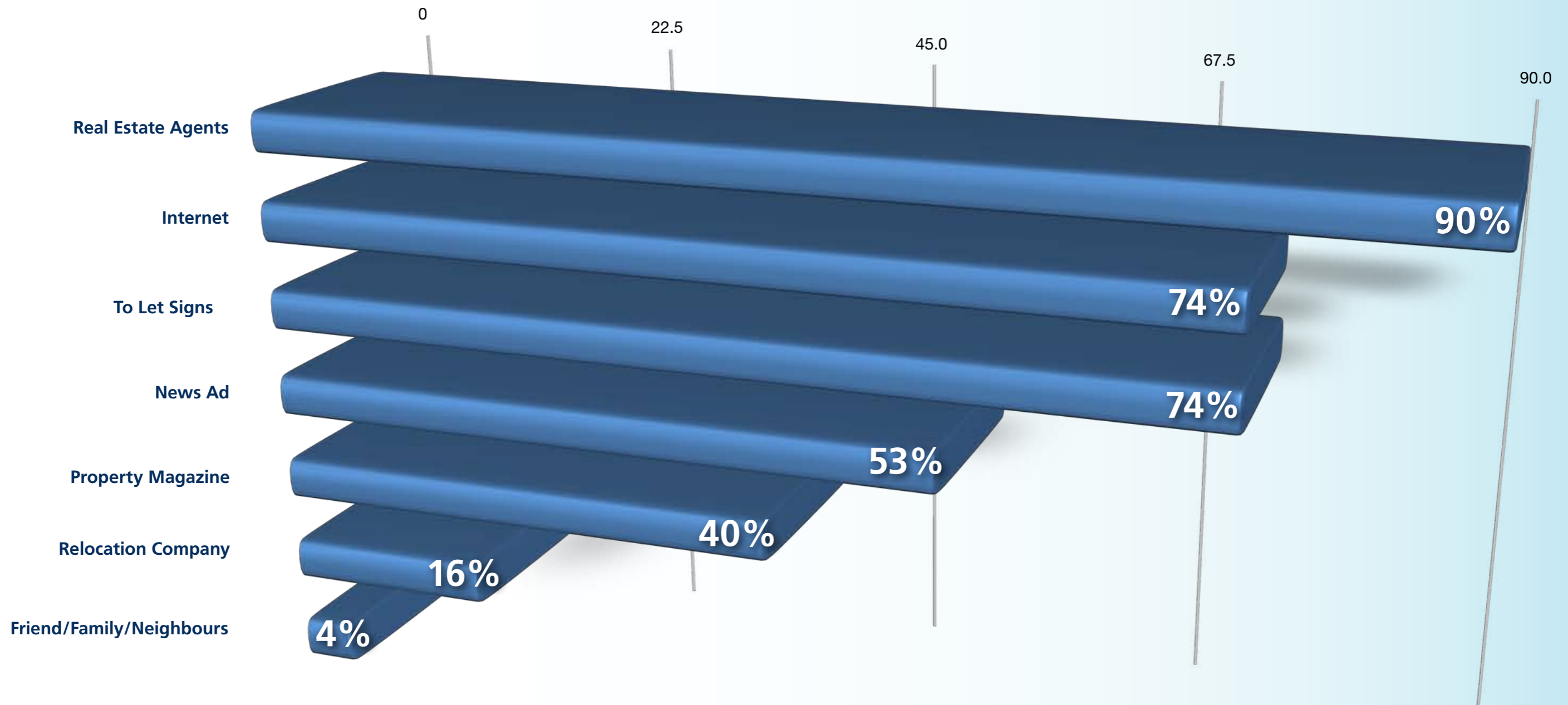
- The world's largest estate agency group
- More than 4,000 offices world wide providing professional and personal local expertise
- 7 Offices in Dublin
- Experts in property letting with access to the most powerful, advanced sales and marketing tools in the industry
- Our fundamental principal is – Client First!

**COLDWELL
BANKER** 

ESTATES

Your Property Partner

Information Sources Used By Tenants In Home Search



Estate Agents and Auctioneers are the primary resource used by tenants in a home search.



Coldwell Banker
We Open Doors to Tenants

Your Property Partner





Coldwell Banker Marketing Activities

**COLDWELL
BANKER** 

ESTATES

Your Property Partner

Coldwell Banker Marketing Activities

Brochure

We will prepare a personalised brochure for your property

Web Listing

We list your property on all leading letting websites

You Tube

A dedicated DVD video can be posted on You Tube through the unique Coldwell Banker/You Tube alliance - Coldwell Banker On Location

Marketing

We use **Google and Bing** to drive tenants to our websites

Contact Data Base

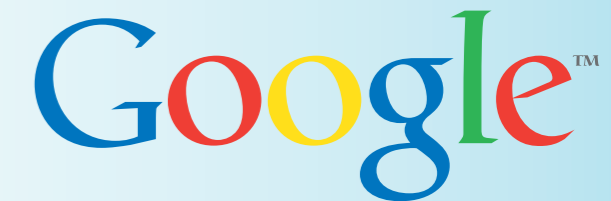
All suitable tenants from our extensive database will be contacted and sent a brochure

E-mail/SMS Campaign

We use specialist software to create HTML mailers for mass market emailing & texting



Broadcast Yourself™





Coldwell Banker 'To Let' Sign Board

The Coldwell Banker 'To Let' Sign Board is one of the most recognised 'To Let' Signs in the World. The Golden Retriever is synonymous with Coldwell Banker and makes your property instantly recognisable that it is To Let!



Boutique Picture for 'To Let' Sign Boards

We always promote our clients properties as best as possible and one way in which we do this is by using Picture Signs



Mobile Phone Technology

Coldwell Banker is the only Estate Agency to have its own property iPhone application. We can display your property so it can be found instantly by iPhone users.

Coldwell Banker Digital Marketing



We market your property through

www.youtube.com/coldwellbankeronlocation

www.cbstates.ie

www.coldwellbanker.ie

www.coldwellbanker.com

www.myhome.ie

www.daft.ie

www.let.ie

www.rent.ie

www.google.ie

www.property.ie

www.4property.com

www.globrix.ie



Your Property Partner

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ESTATES

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POWER SEARCH IN INTERNET EXPLORER

Internet Explorer 5 allows you to search all the search engines at the same time. Right-click the Search icon in the toolbar, then click the Customize button. Select "Use the Search Assistant for Smart Searching." Select all the search engines you want to use and click the OK button.

KEEP YOUR OFFICE STATIC FREE

There are three basic ways to control static in your office: 1. You could add a room humidifier to moderate the humidity to higher levels. This is the most expensive option, but may have other (better breathing air) benefits. More humidity (but not lots) diminishes static naturally; 2. You can use a carpet spray - usually found at Staples or Office Max - that is "anti static" in each of your seating areas. That frequently helps and the spray should not discolor your rug in any way. Likewise, there are "anti static" Chair Mats you can get for under each seating area and even for walkways you travel down halls; 3. You can get an Antistatic wrist rest and mouse pad; they are moderately effective at catching last minute static, too. Keep in mind that today's computer equipment is MUCH more

We won't let just anyone **show your property**

We only use experienced agents who know your property well and can answer the questions tenants will ask.

Our agents are trained to spot tell tale signs from prospective tenants and can react accordingly.

Our agents have the negotiating skills to achieve the best possible price.

**COLDWELL
BANKER** 

ESTATES

Your Property Partner



We find you a suitable tenant

- *Check the references of the prospective tenant.*
- *Create lease agreement between you & tenant*
- *Obtain receipt of a deposit and first month's rent payment in advance*
- *Prepare the PRTB form & register the tenancy*
- *Transfer all utilities into the Tenants name.*
- *Offer you rent guarantee insurance and emergency call out service*

Managed Service

- *Be the point of contact with the tenant*
- *Collect monthly rents*
- *Inspect property*
- *Deal with repair or emergency issues*

This particularly suits landlords who wish to have a very "hands – off" relationship with their tenants.

Thank you

We are ready to go to work for you
and we look forward to this!





We never stop moving



Connecting landlords and tenants since 1906

City Centre Office
32 Lower Leeson Street
Dublin 2

Dundrum Office
Westerton Lodge
Ballinteer Road
Dundrum
Dublin 16

Crumlin Office
6 St Agnes Road
Crumlin Village
Dublin 12

Tel: 01 41 100 12
Email: info@cbestates.ie

www.cbestates.ie

©Coldwell Banker Estates. Each Office Independently Owned & Operated.

"The Clients best interest must be the guiding force behind all services".

Coldwell Banker founder, Colbert Coldwell - 1906.