

Eden Lettings - setting standards in the local market



Following a bad experience of one of his own properties, local businessman Fraser Clark knew he could do a better job and took over management of his properties himself while still working full-time. Five years later after moving to Edenbridge he decided to set up his own lettings company to deliver the service that he felt landlords should receive when they let their

properties.

Whilst managing his own properties near Croydon, Fraser continued to work as a Sales Account Manager for global firm Nike. In 2001 he and his family moved to Edenbridge and five years later, in 2006, Eden Lettings & Management was born. Fraser spent the first two years working from home before taking over the premises of a previous estate agent 'Taylor & Tester' in Edenbridge High Street.

The experience Fraser gained from managing his own properties meant he has developed a good understanding of the priorities of landlords and tenants. This has enabled him to deliver a personalised service with the added benefit of having good local knowledge of the area and of course the local lettings market. Eden Lettings also offers financial protection via a Client Money Protection Scheme & Redress Scheme.

Did you know that around 40% of letting agents do not belong to a recognised body within the industry? For Fraser, having the right backing in place is important as he is committed to

professionalism and industry standard in order to deliver a top quality service to the landlords of Edenbridge and the surrounding areas. Eden Lettings is licenced by the National Approved Letting Scheme (NALS), are a SAFE Agent (Safe Agent, Fully Endorsed), and are members of the Property Ombudsman for Lettings.

When Fraser is not busy working, he can often be spotted at the gym or running through the streets of Edenbridge. He completed a BA (Hons) in Sports Science before studying for a postgraduate MA in Leisure and Business Management hence his relationship with fitness. He enjoys being part of the local community, is a member of the Chamber of Commerce and also takes football training sessions for children at the leisure centre. Mrs Clark is also an active member and is currently a governor at Edenbridge Primary School.

▶▶ Tips for Landlords ◀◀

- ▶ Be realistic with your price
- ▶ Choose an agent who is a member of NALS
- ▶ Have your property looking it's best
- ▶ Ensure that an inventory is done prior to the tenancy (it's unbelievable how many landlords do not have one)
- ▶ Adhere to regulations (e.g. gas & electric)

▶▶ Tips for Tenants ◀◀

- ▶ Think about your property requirements e.g. area, transport links, schools etc.
- ▶ Ask the agent in advance to confirm their fees.
- ▶ Keep the property clean and tidy as if it were your own.
- ▶ Remember to insure your possessions.
- ▶ Lettings move fast - try and be available and flexible for viewings.

If you are a landlord and would like find out more about letting your property or if you are looking for a property to rent, contact Fraser at Eden Lettings & Management on **01732 507 722**, visit www.edenlettings.co.uk or pop in to see him at **8 High Street, Edenbridge**.