



Black Katz

EXPERTS IN THE LONDON RENTAL AND PROPERTY
MANAGEMENT MARKET SINCE 1992



London's Lettings And Property Management Specialists Since 1992

OUR
PROMISE
TO YOU:

1
**Quality
tenants**

2
**Maximum
rent**

3
**Minimum
void**

Local expertise

We know you want to work with an agent who truly understands your local rental market. That's why Black Katz specialises in residential lettings only - no sales, no commercial – just 100% residential lettings. Our local expertise is second to none.

Intensive marketing

We use an intensive marketing approach to showcase your property to all suitable tenants locally and, if necessary, throughout the entire Black Katz group.

Premium service

We offer free valuations, professional photography, free coverage on our website and other leading property portals such as Prime Location, Rightmove, Zoopla, and many more. We work hard to keep any void periods to an absolute minimum.

Best Results

The size and success of our service results in Black Katz letting on an annual basis 2,000+ properties to approximately 4,000 tenants, generating a rental income in excess of £40million per annum for our landlords.



"Black Katz pulled out all the stops to get my property let quickly and efficiently. As a landlord, I would not consider going to another agent, and would thoroughly recommend."

-Kavita Sud

Why Landlords Choose Property Management.

Our comprehensive Property Management service is designed to give you peace of mind and relieve you of the commitment of being a full-time landlord, which is why we look after over 500 properties on behalf of clients throughout London, ranging from single property landlords to companies with larger portfolios.

You know how much of your time dealing with your tenant's telephone calls and the resulting work, not to mention the potential time chasing unpaid rent can consume; we are here to save you time, effort and reduce the stress, cost and hassle that comes with being a full time landlord by passing all of this onto your personal full time Property Manager.

Our comprehensive Management service covers all aspects of the tenancy, from the offer stage right through to the deposit return.

Regular training and legal updates mean your Property Manager is kept up-to-date with the ever changing rules and regulations, to ensure that you stay compliant with all legislation surrounding the tenancy.

...This includes:

- Immigration Act Right to Rent.
- Energy Performance Certificate (EPC).
- Gas Safe Certificate.
- Electrical Installation Condition Report (EICR).
- Help Landlords with Licensing.
HMO Mandatory Licensing.
Additional licensing.
Selective licensing.
- Furniture and Furnishings meet fire safety standards.
- Deposit Registration.

In our experience, managed tenancies tend to secure longevity as many tenants prefer them for ease and efficiency. It allows for a more professional service and creates an unbiased atmosphere for any potential contentious issues.

Our friendly experienced Property Managers provide your tenants with the best possible service enabling them to have quiet enjoyment of the property. This results in positive, happier tenancies meaning you, the landlord, gets the best outcome



"The management service has been amazingly meticulous, they always come back promptly."

- D Wright

Black Katz Lettings & Management Services

	Lets Only	Let & Managed
Comprehensive marketing.....	✓	✓
Finding tenants.....	✓	✓
Accompanied viewings.....	✓	✓
Obtaining references.....	✓	✓
Right to rent checks.....	✓	✓
Drawing up the tenancy agreement.....	✓	✓
Organising gas safety inspections.....	✓	✓
Organising EPC.....	✓	✓
Organising smoke alarms.....	✓	✓
Organising Co2 alarms.....	✓	✓
Organising inventory check in.....	✓	✓
Renewal of contracts.....	✓	✓
Dedicated property manager.....	X	✓
Key holding service.....	X	✓
Prompt and diligent rent collection.....	X	✓
Arranging repairs and maintenance.....	X	✓
Organising electrical safety report (EICR).....	X	✓
Property inspections.....	X	✓
Organising check out.....	X	✓
Deposit returns.....	X	✓
Holding of deposits.....	X	✓
Weekend emergency cover.....	X	✓
Ongoing right to rent checks.....	X	✓
Issuing legal notice.....	X	✓



" Professional, excellent, I've been a customer for many years and I have had the best service always, all my tenants over the years have been terrific and on time with their rent and I believe this is because of Black Katz strict referencing."

- Terrie

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Clapham
78 Borough High Street, London, SE1 1LL
Tel: 020 7403 5010

Crouch End
22 Baron Street, London, N1 9ES
Tel: 020 7713 7337

Islington & Hackney
22 Baron Street, London, N1 9ES
Tel: 020 7713 7337

West Hampstead & Hammersmith
22 West Hampstead Mews, West Hampstead, London, NW6 3BB
Tel: 020 7328 5000

London Bridge
78 Borough High Street, London Bridge, SE1 1LL
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Property Management
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