

The background of the image features a series of concentric, overlapping circles in a dark grey color, creating a subtle, modern pattern.

JOSEPH

PROPERTY AGENCY

LETTINGS

WE ARE JOSEPH PROPERTY AGENCY

JOSEPH
PROPERTY AGENCY



JOSEPH LIDDELL
COMPANY DIRECTOR

JOSEPH
PROPERTY AGENCY



REBECCA SELLERS
LETTINGS DIRECTOR

JOSEPH
PROPERTY AGENCY



WILLIAM CRISELL
INSTRUCTIONS MANAGER

JOSEPH
PROPERTY AGENCY



LORNA LIDDELL
RESIDENTIAL PARTNER

JOSEPH
PROPERTY AGENCY



GEMMA CATTERMOLE
RESIDENTIAL SALES MANAGER

JOSEPH
PROPERTY AGENCY



OLIVER GILES-CROSS
NEGOTIATOR

JOSEPH
PROPERTY AGENCY



CHRIS DRVIER
PHOTOGRAPHER/VIDEOGRAPHER

JOSEPH
PROPERTY AGENCY



ROB FRENCH
MARKETING DIRECTOR

THE FOREFRONT OF ESTATE AGENCY

GOLD STANDARD LETTINGS SERVICES

In a constantly changing and evolving industry, exceptional service and expert advice are the foundations of a professional lettings service.

The continual changes in the lettings landscape place additional pressure on landlords to navigate complexities and ensure compliance.

We take pride in our thorough understanding of this ever-changing industry. By staying fully informed of the latest legislation, we ensure our clients are always well-protected.

Our affiliations with trusted organisations such as 'Property Redress Scheme' (PRS) and 'SafeAgent' provide landlords with confidence and peace of mind when managing their rental needs.

With over a decade of experience in the industry, we deliver expertise and professionalism, always accompanied by a personal touch.



WE GUARANTEE A SMOOTH TRANSACTION
BETWEEN OUR CLIENTS AND STRIVE TO HAVE
THE **RENT IN YOUR ACCOUNT WITHIN 24 HOURS.**

With unparalleled local market expertise, we are dedicated to assisting you at every stage of the rental journey. From identifying the most lucrative investment opportunities to ensuring your property is tenanted by thoroughly referenced individuals, we leave no detail overlooked.

Our meticulous approach guarantees tenants are ready to move in as soon as your property is prepared, streamlining the process and alleviating any stress. By combining professionalism with personalised service, we strive to make your lettings experience not only smooth but truly rewarding.

READY TO LET YOUR PROPERTY?

CALL US ON

01473 855 115

or email hello@joseph-property.co.uk

WHY USE JOSEPH PROPERTY AGENCY

AN EXPERIENCED SALES & LETTINGS TEAM WORKING TOGETHER

At Joseph Property Agency, the Sales & Lettings teams work seamlessly together to help clients maximise returns on their property investment purchases, all under one roof.

From identifying high-potential investment opportunities to securing optimal tenants, the team combines their expertise in market analysis, property marketing, and tenant management to ensure every stage of the process is handled with precision. By collaborating closely, the Sales team identifies properties with strong investment potential, while the Lettings team focuses on achieving competitive rental yields and maintaining occupancy rates.

This integrated approach ensures a streamlined experience for investors, enabling them to achieve their financial goals efficiently and confidently.



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN IPSWICH
(IP1)

PROFESSIONAL PORTFOLIO MANAGEMENT

We provide comprehensive and strategic portfolio management services tailored to help investors optimise, expand, and safeguard their property investments with confidence. Our expertise ensures that every asset within a portfolio is positioned for sustained growth, delivering strong and consistent returns while steadily appreciating in long-term value.

With bespoke investment strategies, in-depth market analysis, and proactive maintenance, our team takes a hands-on approach to property portfolios. We closely monitor performance, identify lucrative opportunities, and manage daily operations to keep every property competitive and profitable.

Our goal is to simplify portfolio management, freeing investors to focus on their financial goals. Whether maximising returns or starting out, our expert approach ensures your portfolio is in trusted hands.

RENTAL VALUATIONS

HIGH PERFORMING YIELDS, EVERY TIME

We achieve exceptional lettings prices through years of industry experience, a relentless dedication to delivering results for landlords, and a commitment to excellence in every step of the process.

Our tenacity ensures that properties are marketed to their fullest potential, using high-caliber marketing strategies to reach the right audience and attract premium tenants.

With a meticulous approach to tenant sourcing and rigorous referencing processes, we secure reliable occupants who align with landlords' expectations.

This proven combination allows us to consistently deliver optimal rental returns and peace of mind for our clients.

Ultimately, our goal is to provide a seamless, stress-free lettings experience while maximising the value of every property we manage. By entrusting us with their investments, landlords can be confident that their properties are in expert hands, positioned for long-term success and sustained profitability.



EMPIRE STUDIOS IS IN COLLABORATION WITH JOSEPH PROPERTY AGENCY. ENSURING THE VERY BEST VISUAL AND MARKETING REPRESENTATION FOR OUR HOMES

Empire Studios specialise in creating standout marketing for the property industry. From developers to estate agents, we help showcase homes and developments with creativity and precision.

- **Photography & Videography**
Professional visuals designed to highlight every properties unique appeal
- **Drone Footage**
Stunning aerial photography and video to showcase developments and the surrounding areas
- **Graphic Design**
Eye-catching brochures, branding and marketing materials tailored to the wants and needs of our varied clientele
- **Digital Marketing**
Targeted campaigns, social media strategies and SEO-driven content to maximise exposure

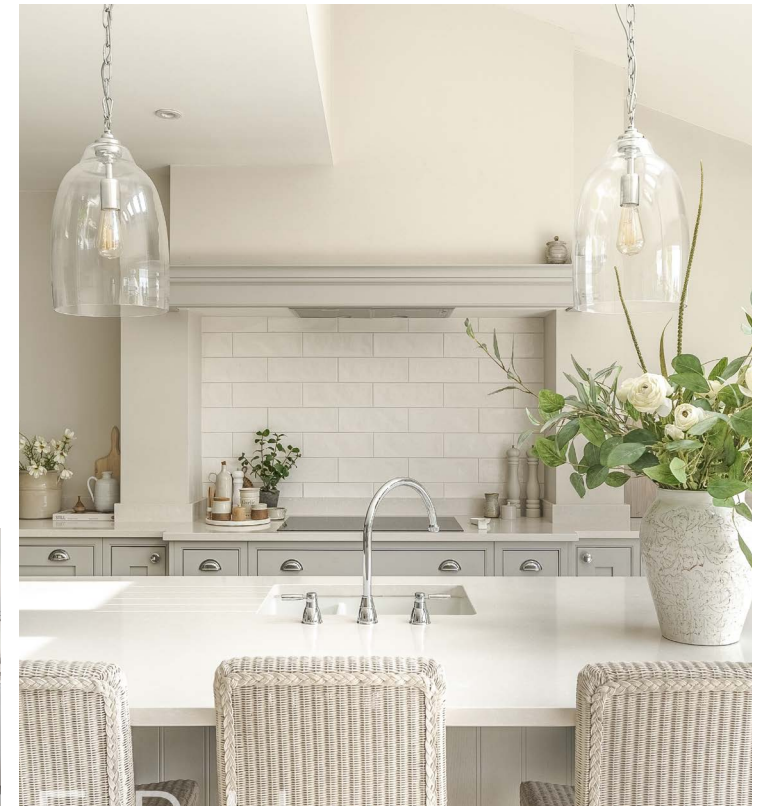


IN COLLABORATION WITH **ES** EMPIRE STUDIOS



A collaboration of in-house **[CREATIVE EXPERTS]** with the sole **[PURPOSE]** and **[DESIRE]** to ensure your property is marketed in the best way possible.

Combining **[INNOVATIVE]** technology with traditional photography and videography, we can **[ELEVATE]** your property and maintain your **[MAXIMUM]** market **[EXPOSURE]**



REFERENCING & LEGISLATION

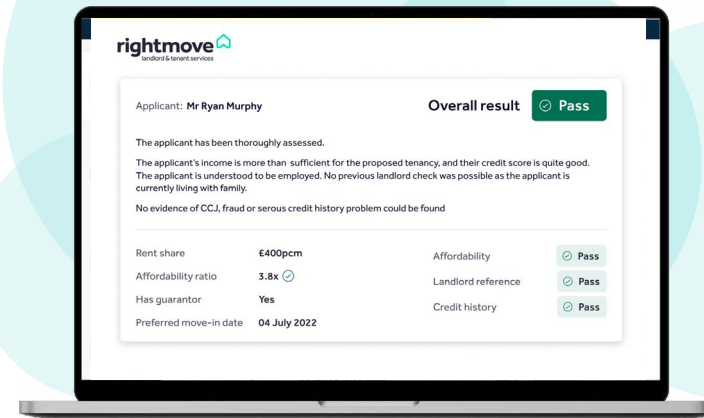
HIGH QUALITY TENANT SOURCING

At Joseph Property Agency, we take pride in our meticulous referencing system, designed to ensure we find the perfect tenant for your property.

Our thorough process goes beyond standard checks, assessing financial stability, employment status, rental history, and personal references to provide a comprehensive understanding of each prospective tenant.

This attention to detail helps us identify reliable and responsible individuals who align with your expectations. By prioritising quality over quantity, we create long-term tenancies that protect your investment, minimise risks, and provide peace of mind.

With our expertise and diligence, we endeavour to place the right tenant in your property every time.



GOLD STANDARD EXPERTISE

Navigating the complex and ever-evolving landscape of property legislation can be daunting, but at Joseph Property Agency, we pride ourselves on being trusted experts in the field.

Our team stays ahead of the curve, continuously updating our knowledge to ensure landlords are not only compliant with the latest legal requirements but also well-prepared for any changes on the horizon.

From drafting detailed tenancy agreements to managing intricate safety regulations, we provide tailored guidance and proactive solutions to protect your investment.

With our comprehensive understanding of property laws and a steadfast commitment to excellence, we offer landlords a seamless and worry-free experience, allowing them to focus on reaping the rewards of their portfolio with confidence.



OUR SERVICES

FIND TENANT ONLY SERVICES

Our tenant-only service is perfect for landlords who want to remain hands-on with managing their properties but need expert assistance in securing the right tenant. We take care of every crucial step, from professionally marketing your property and conducting viewings to carrying out in-depth tenant referencing and drafting legally compliant tenancy agreements.

With our comprehensive approach, you can be confident that your property is in safe hands during the tenant selection process. Our meticulous screening ensures you secure responsible, long-term tenants who meet your criteria, minimising the risk of rental issues. This efficient and reliable service provides the peace of mind and strong foundation needed to manage your rental property with confidence.

PERFECT FOR EXPERIENCED LANDLORDS

- Professional referencing through our external provider, (includes comprehensive credit checks/landlord reference/employment reference, open banking for a detailed view of income and expenditure)
- Tenancy agreement preparation and execution on your behalf
- Fully compliant move-in packs for legal cover
- Deposit registration



RENT COLLECTION ONLY SERVICES

Our rent collection-only service is perfect for landlords who prefer to manage their properties but want the convenience of hassle-free rent management. We take care of invoicing tenants, collecting rent payments, and promptly transferring funds to your account.

Our service includes monitoring payments, issuing reminders if needed, and providing detailed financial statements, ensuring you stay informed and in control without the stress of handling rent collection yourself.

PERFECT FOR HANDS-ON LANDLORDS

- Professional referencing through our external provider, (includes comprehensive credit checks/landlord reference/employment reference, open banking for a detailed view of income and expenditure)
- Tenancy agreement preparation and execution on your behalf
- Fully compliant move-in packs for legal cover
- Rent collection and arrears management
- Rent to bed paid to you within 24 hours (working days)
- Monthly statements of accounts
- Yearly statement if requested and needed
- Deposit registration



A TAILORED SERVICE

FULLY MANAGED LETTINGS SERVICES

Our fully managed lettings service at Joseph Property Agency is designed to provide complete peace of mind by taking care of every aspect of your property investment.

From the very beginning, we handle high-quality marketing to showcase your property at its best, using professional photography and targeted campaigns to attract premium tenants. Our rigorous tenant sourcing and referencing process ensures that only reliable, trustworthy individuals are selected, minimising risks from the outset.

Once the tenancy begins, we manage all aspects of rent collection, ensuring timely payments and keeping you informed with clear financial reporting.

Beyond that, we oversee all maintenance and repairs, working with trusted contractors to keep your property in excellent condition while handling any issues promptly.

In the event of deposit disputes, our experienced team is on hand to resolve matters swiftly and professionally, protecting your investment and maintaining good tenant relationships. Additionally, with our in-depth legal expertise, we ensure full compliance with current legislation, from tenancy agreements to safety regulations, safeguarding you against potential liabilities.

With Joseph Property Agency managing your property, you can relax knowing that every detail is handled with precision, allowing you to enjoy the rewards of your investment stress-free.

A COMPREHENSIVE SERVICE, WITH OUTSTANDING RESULTS

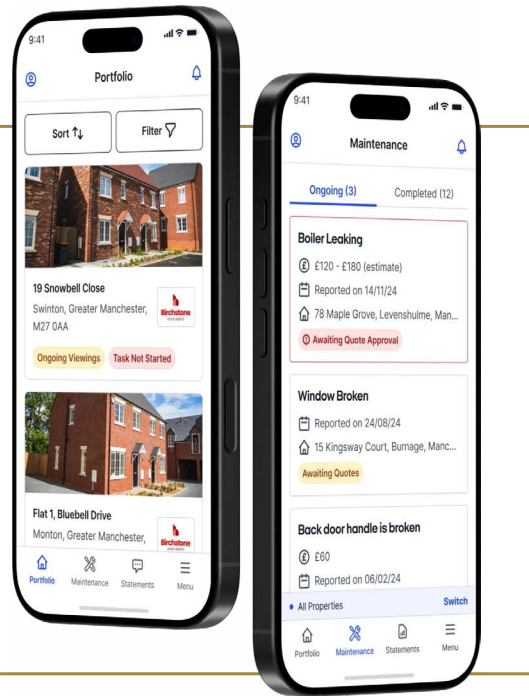
- Professional referencing through our external provider, (includes comprehensive credit checks/landlord reference/employment reference, open banking for a detailed view of income and expenditure)
- Tenancy agreement preparation and execution on your behalf
- Fully compliant move-in packs for legal cover
- Rent collection and arrears management
- Rent to be paid to you within 24 hours (working days)
- Monthly statements of accounts
- Yearly statement if requested and needed
- Deposit registration
- Assisting in deposit disputes
- Property inspections, (initial 3 months, 6 months thereafter if the first visit is up to standard)
- Point of contact for your tenants for all maintenance needs
- Tenant APP, which logs all maintenance issues with detailed views for contractor assignment, (including video and photos), saving the need for expensive call outs
- We can additionally designate your own preferred contractor for each issue, which will send out a specific mandate for them to fix
- Safety certificate renewal and management to comply with legislation
- Breach letters where applicable
- Rent reviews for tenancy renewal and re-lets

LETTINGS, **MANAGED** EVERY STEP OF THE WAY

Street Lettings revolutionises the letting management process, making it seamless and stress-free.

From preparing properties to hit the market and showcasing them on top-tier portals to precisely manage tenancy agreements, Street Lettings ensures every detail is handled with precision and efficiency.

Experience a streamlined journey that saves time, enhances organisation, and elevates the letting experience for both landlords and tenants.



A Streamlined lettings process, empowering landlord in the palm of their hands

With Street.co.uk's Landlord App, you can manage your portfolio on the go, view tenancy details, and approve maintenance requests, all while your agent has more time to deliver outstanding service.

SCAN BELOW
TO FIND OUT MORE



+ **OVERSIGHT OF YOUR
ENTIRE PORTFOLIO**

+ **RENT STATEMENTS
AT YOUR FINGERTIPS**

+ **MOBILE MAINTENANCE
MANAGEMENT**

+ **DOCUMENTS STORED
AND ORGANISED**

+ **STAY IN THE LOOP,
EVERY TIME**

+ **KNOW EXACTLY WHAT
TENANTS THINK**

RENT & LEGAL COVER

PROTECT YOUR INVESTMENT

Rent and legal cover is a crucial safeguard for landlords, offering protection against unexpected challenges that can arise during a tenancy. It provides financial security by covering unpaid rent, ensuring landlords are not left out of pocket if tenants default on payments.

Additionally, it covers legal expenses for issues such as disputes, evictions, or contract enforcement, helping to mitigate the stress and cost of navigating complex legal processes. By having rent and legal cover in place, landlords can protect their investment, manage risks effectively, and maintain peace of mind, knowing they are prepared for any unforeseen circumstances.

Beyond financial protection, this insurance product enhances property management by enabling landlords to handle disputes efficiently and professionally.

With expert legal support and financial backing, you can expand your portfolio with confidence, knowing you have a strong and reliable safety net in place.

- **RENT PROTECTION**

Protection if the tenant doesn't pay their rent until vacant possession is achieved

- **RENT RECOVERY**

We'll pursue tenants on your behalf to recover outstanding rent from them

- **EVICTION OF TENANTS OR SQUATTERS**

Tenants who can't meet the requirements of their tenancy agreement or squatters who are living in your landlord's property without their consent will be evicted - and we'll manage the legal proceedings

- **PROPERTY DAMAGE**

Legal cover to pursue tenants for damage to the property of more than £500 plus, up to £250 paid where the tenant causes damage to the property above and beyond the deposit amount

- **£100,000 LIMIT OF INDEMNITY**

The total amount payable in the event of a claim

- **CONTRACT DISPUTES**

Cost and expenses for dispute with a party whom you have a direct contractual relationship with

- **ALTERNATE ACCOMMODATION AND STORAGE COSTS**

If your landlord needs to move back into the property once vacant possession has been gained, we will pay for their alternative accommodation and storage costs for up to 30 days

Inventory Inspection will be carried out prior to move in to confirm condition and used if any reductions are needed when the tenant vacates, (we take the maximum 5 weeks deposit amount)



"I cannot recommend Joseph Property Agency enough. I can honestly say they have been the best estate agent I have come across to date. I have been impressed from start to finish with them. My marketing pictures were of an extremely high standard and I loved the virtual tour they did for me. I sold in less than a week for full asking price. Use these guys if you have a home to sell in Ipswich/Suffolk area!"

Mrs. M



"I compliment Rebecca in finding a new tenant so quickly. The tenant is wonderful and I'm sure the letting will be very successful. Rebecca willingly managed everything on my behalf, collecting keys, arranging with painters and carpet layers all at very short notice. So stress free, and much better than many other agencies. Do call Rebecca if you need a really professional service."

Mr. S



"Couldn't be more impressed with Joseph Property and the way they have handled the sale of my property. From the initial valuation to the listing and subsequent sale, I have been very impressed. They are a genuine and passionate company, and I couldn't recommend more."

Mr. K



"I can't recommend Joseph Property Agency enough! Everything was simple and Rebecca was really quick to respond to any questions I had. They let my property in 24 hours and found great tenants, I couldn't be happier."

Mrs. S



"Rebecca is an absolute pleasure to work with and truly cared about finding us the perfect rental property for our relocation. Joseph Property Agency are excellent, leaps and bounds above other Ipswich estate agents!"

Mrs. G



"Highly recommend this professional, friendly team. Amazing photography and virtual tour to compliment the house. Quick and easy communication Sold quickly. Listened to my requests."

Mr. D

JOSEPH
PROPERTY AGENCY

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