



FRANCIS LOUIS

Residential Lettings



YOUR PROPERTY, LET WITH CARE

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WELCOME TO FRANCIS LOUIS, EXPERTS IN PROPERTY LETTINGS

At Francis Louis, we understand the challenges landlords face in today's rental market. With evolving legislation and shifting tenant expectations, our expert guidance ensures your property is managed with care, professionalism, and compliance.

Our service combines innovative technology, seamless communication, and a tenant-first approach to ensure the best results for landlords and tenants alike.

- Expert advice to guide you through legislative changes.
- Tailored management to protect your investment and reduce void periods.
- High-quality tenant services to retain tenants for longer.

*We're not just managing properties –
we're creating solutions that benefit
landlords and tenants equally.*

Adam Friend, Director



YOUR PROPERTY, EXPERTLY MARKETING

Our marketing strategies ensure your property stands out to the right tenants and gets let quickly.

- **Professional Photography and Virtual Tours:**
High-quality visuals showcase your property's best features.
- **Advanced Technology:**
Tools like **Giraffe 360 virtual tours**, bespoke property pages, and video walkthroughs give tenants a complete view.
- **Wide Platform Reach:**
Listings on **Rightmove, Zoopla, and OnTheMarket**, alongside targeted social media campaigns, ensure maximum exposure.

Our marketing goes beyond standard listings to attract the best tenants for your property.



Take a Virtual tour

Living Room / Küche / Hallway
68.90 m²

PROPERTY MANAGEMENT DONE RIGHT

A Seamless Experience for Landlords and Tenants

We deliver exceptional property management, ensuring tenants are satisfied and landlords enjoy peace of mind.

- **Tenant-Focused Service:**

Our tenant support is designed to create a positive rental experience, reducing turnover and void periods.

- **In-House Maintenance Team:**

Quick, cost-effective repairs reduce downtime and keep properties running smoothly.

- **Transparent Processes:**

Access updates on maintenance, compliance, and accounts via our **Property Portal**.



A well-managed property retains tenants longer, protects your investment, and saves you time.

NAVIGATING NEW LEGISLATION WITH CONFIDENCE

With the Renters' Rights Bill introducing significant changes, we're here to guide you through every step.

- **Adapting to New Tenancy Laws:**
Expert advice on managing periodic tenancies and adhering to updated notice periods.
- **Ensuring Compliance:**
Safety checks, updated contracts, and legal guidance to meet all new regulations.
- **Reducing Risk:**
Advanced tenant referencing ensures financial reliability and suitability.

We're ahead of the curve, ensuring your property stays compliant and profitable in a changing market.



FINDING THE RIGHT MATCH, EVERY TIME

One of our landlords, Sophie, had a property she inherited from her parents. She was nervous about letting it, as it was full of sentimental value, and she wanted tenants who would treat it as a home, not just a rental.

We worked with Sophie to prepare the property for marketing and found tenants who not only loved the home but planned to stay long-term. Sophie was thrilled with the transparency, care, and understanding throughout the process.

I wasn't just looking for tenants. I needed someone who'd appreciate the home's history. Francis Louis understood that and found me the perfect match.

Sophie, Landlord



OUR COMMITMENT TO YOU

As the Director of Francis Louis, I am committed to delivering services that not only meet but exceed your expectations.

- **Always Available:** I'm here for you 24/7 to provide the support you need, when you need it.
- **First-Class Customer Service:** Our team is dedicated to making every interaction smooth, personal, and professional.
- **Innovative Technology:** From cutting-edge marketing to seamless aftercare, we use the best tools to enhance your experience.

At Francis Louis, your success is our priority. Thank you for trusting us with your property. We're here to support you every step of the way.

Adam Friend
Director, Francis Louis



Every client deserves trust, care, and excellence. At Francis Louis, we ensure landlords and vendors feel valued, supported, and in the best hands.

~Adam Friend, Director



EXETER & BEYOND: OUR COMMUNITY AND CHARITY WORK

CRICKET IN GHANA

Two years ago, Francis Louis began supporting cricket development at a Ghanaian school, donating 21 bags of equipment, clothing, and toys to schools and orphanages. Mass cricket lessons were held for hundreds of children, and local coaches were trained to continue the program.

Further support included funding a professional artificial wicket and batting net, as well as organising Ghana's first youth cricket festival. Over 200 children from 12 schools participated, and a £100,000 donation of hardball cricket kits ensured every school had the resources to grow the game. Plans are already underway to expand this successful initiative next year.



CULLOMPTON CRICKET CLUB

Francis Louis has transformed the local cricket scene by funding and growing Cullompton Cricket Club's youth section. In six years, the club has expanded from one team of 12 boys to over 150 children, with equal opportunities for boys and girls.

To ensure inclusivity, Francis Louis sponsors all kits, removes match fees, and funds annual tours to major cities like London and Manchester. Many families have experienced their

first-ever sports stadium visits through these tours, creating unforgettable memories for both parents and children.



CLEAR AND TRANSPARENT FEES

We offer a range of services tailored to meet your needs.

Service	Tenant Find	Tenant Find Plus	Full Management
Fee Payable	6% plus VAT of annual rent	7.5% plus VAT of annual rent	8.5% plus VAT of annual rent in addition to the tenant find fee

Additional Fees:

- Tenancy Extension / Renewal Service Fee: £250 plus VAT
- Change of Sharer Fee: £125 plus VAT
- Attending Legal Proceedings (Per Hour plus travel): £200 plus VAT
- Deposit Transfer / Mid-Term Transfer: £100 plus VAT
- HMO Licence Application: £250 plus VAT (excludes licence cost and documentation)
- Inventory Preparation: Subject to Quotation
- Inventory Check-In / Check-Out: Subject to Quotation
- Energy Performance Certificate: Subject to Quotation
- Gas Safety Record: Subject to Quotation
- Portable Appliance Test: Subject to Quotation
- Electrical Condition Inspection Report: Subject to Quotation
- Legionella Risk Assessment: Subject to Quotation
- Service of Notices: £75 plus VAT
- Deposit Negotiation Fee: £149 plus VAT



YOUR PROPERTY, YOUR STORY

Whether you're letting for the first time or have a portfolio of properties, Francis Louis is here to help. Our no-obligation consultation is the perfect opportunity for us to learn about your goals and create a tailored plan for success.

CONTACT US TODAY



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BOOK YOUR FREE CONSULTATION

