

CUI
CITY & URBAN INTERNATIONAL

A LANDLORD'S GUIDE

Letting your London *property.*

A landlord's guide by City & Urban International.
Vetted tenants, full compliance and a dedicated management team from day one.

PROMISE · PRACTICE · PEACE OF MIND

MARYLEBONE · SHOREDITCH · WORLDWIDE

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Promise. Practice. Peace of mind.

PROMISE

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The right tenant, the right rent, *without* the hassle.

30+
YEARS IN LONDON

100+
YEARS COMBINED EXPERIENCE

24/7
TENANT SUPPORT

Over a hundred years' combined experience across London's residential and commercial markets, rooted in East London, with offices in Marylebone and Shoreditch. Every office has its own dedicated management team.



Promise.

From a free, honest valuation to the day the keys are handed over: the seven steps of a CUI letting.

Seven steps to a signed tenancy.

01	**Valuation**	A free service, drawing on local knowledge and current market conditions. An honest opinion of worth.
02	**Marketing**	Full-colour photography, floor plans and 360° tours where suitable. Listed across Rightmove, Zoopla, OnTheMarket and Prime Location.
03	**Viewings**	An extensive database of vetted applicants. Accompanied viewings, five days a week, between 9:30am and 6:30pm.
04	**Offers**	Reported in full: occupation, length of tenancy, start date, furniture requirements. A holding deposit, typically one week's rent, secures the offer.
05	**References**	Detailed forms taken up by a third-party agency. Final reports approved by you before any contract is drawn.
06	**Paperwork**	Tenancy prepared, inventory arranged, safety checks completed.
07	**Move in**	Security deposit and first month's rent collected. Keys handed over.



Practice.

Presentation, the right level of service and full statutory compliance: what separates a good tenancy from a difficult one.

First impressions, lasting offers.

Outside

Tidy front and back gardens.
Repair cracks, holes and blemishes.
Fresh paint on window frames and doors.

Inside

Clean, tidy, clutter-free throughout.
Neutral décor, minimal furnishings.
Fix the leaky tap, the loose tile. Everything in good working order.

Furnished

Sofa, coffee table, dining chairs.
Bed, wardrobe, chest of drawers.
Fire-resistant furnishings only.

Leave out

Remove valuable electricals.
Personal items and photographs.
Anything you would mind being damaged.



LET ONLY OR FULLY MANAGED

As much, or as little, as you need.

Let Only

For landlords who wish to oversee day-to-day management and rent collection themselves. Marketing, viewings, referencing, tenancy agreement, inventory and move-in.

Fully Managed

Everything in Let Only, plus complete care of your investment: rent collection, 24/7 tenant support, maintenance, inspections, renewals and compliance. A peaceful, hassle-free tenancy from start to finish.

COMPLIANCE

Safe asset, sound paperwork.

A modern London tenancy carries serious statutory obligations. We arrange, evidence and renew everything on your behalf.



Gas safety	Annual inspection by a Gas Safe registered engineer.	ANNUAL
Electrical	Electrical Installation Condition Report.	5 YEARS
EPC	Energy Performance Certificate, minimum band E.	10 YEARS
Smoke & CO alarms	Working alarms on every storey and in rooms with solid fuel.	TENANCY START
Furnishings	All soft furnishings compliant with the 1988 regulations.	ONGOING
Deposit protection	Government-approved scheme, registered within 30 days.	PER TENANCY
Right to Rent	Document checks for every adult occupant.	PER TENANCY



Peace of mind.

Local people, honest answers any hour, and the protections every landlord should expect.

LOCAL EXPERTS

Your area, their area.

Each consultant specialises in the area where they live and work. Hyper-local knowledge, end to end. We cover all of London, with a predominant focus on the City, East and West London.

City

Corporate and professional tenants, short and long lets.

East

Shoreditch, Hackney, Bethnal Green and beyond, our roots since 1996.

West

Marylebone, the West End and prime central London.

MARYLEBONE OFFICE
020 7431 8828

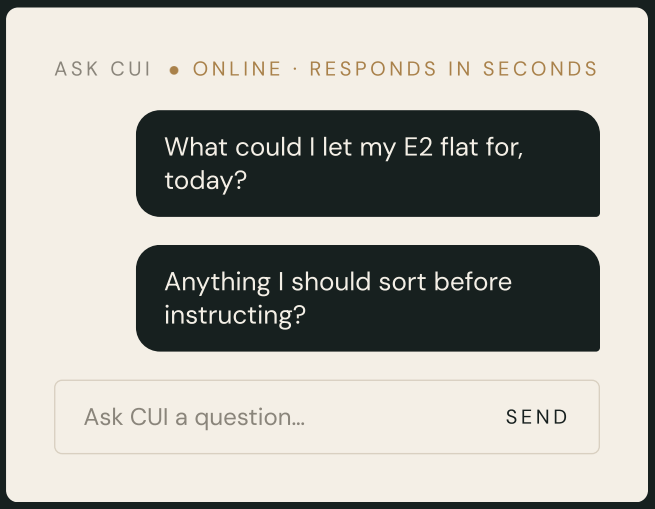
SHOREDITCH OFFICE
020 7729 3344

ASK CUI

An advisor for landlords, *any time.*

Your intelligent London property advisor, available 24/7. Live rental comparables, compliance reminders, void-period analysis and an honest opinion on worth, with a specialist ready when human advice matters.

- What could my flat let for today?
- Which certificates do I need before a tenant moves in?
- Furnished or unfurnished for my area?
- How long is the typical void in E2?



CREDENTIALS

Registered, protected and clear.

City & Urban International are registered members of the Property Ombudsman, Property Redress Scheme, NAEA, ARLA and UKALA. Client money is protected by UKALA Total Loss CMP, a Government-approved scheme.

24/7
TENANT SUPPORT

Zero
HIDDEN FEES

One
DEDICATED TEAM PER OFFICE

Quarterly
REPORTING

The Property Ombudsman

Property Redress Scheme

NAEA Propertymark

ARLA Propertymark

UKALA

UKALA Total Loss CMP

SPEAK TO LETTINGS

City & Urban International

Start with a free rental assessment.

Open Monday to Friday, 10:00am to 6:30pm. Lettings enquiries handled from both offices.



MARYLEBONE OFFICE

102A Seymour Place

Marylebone, London W1H 1NF

020 7431 8828

SHOREDITCH OFFICE

25 Phipp Street

Shoreditch, London EC2A 4NP

020 7729 3344

RENTAL ASSESSMENT

Free, honest opinion of worth from a local specialist.

LANDLORD FEES

Let Only and Fully Managed terms on request.

ASK CUI

Your intelligent London property advisor, 24/7.

cityandurbaninternational.com

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