

# Rowlinsons

SOLICITORS



## Landlord Services

- Fixed Fee Eviction
- Tenancy Agreements
- Property Sales & Purchases
- Wealth Preservation



**For further information please contact Rowlinsons on 01928 735 333.  
Alternatively, please e-mail [info@rowlinsons.co.uk](mailto:info@rowlinsons.co.uk)**

**Lexcel**  
Legal Practice Quality Mark  
Law Society Accredited

# Welcome to Rowlinsons

Being a Landlord isn't always easy, but whether you are a new Landlord, expanding a property portfolio, looking to protect your assets or having problems with Tenants, Rowlinsons are on hand to help.

We offer a free, no obligation consultation in order to understand your business and identify where you require assistance. We can then tailor a service to meet your needs. Both our eviction and conveyancing services work on a fixed fee basis so you will know from the outset what the costs will be with no hidden surprises.

As well as having an award winning Property Department we have a specialist team of solicitors who can also provide you with bespoke advice on planning for the future, minimising inheritance tax and protecting your assets.



# Fixed Fee Eviction

With over 10,000 Landlord possession claims per month in England and Wales, even the most experienced Landlords can find themselves needing legal assistance at some point.

In these circumstances our fixed fee service will provide you with certainty in respect of the costs and offer the quickest route to take possession of your property.

At our initial meeting we will discuss the reasons why you wish to recover the property and explain the options to you. We will keep you updated throughout each stage of the proceedings and will talk you through the next steps.

We recommend contacting us at the earliest opportunity as not obtaining the correct advice may result in delays and further financial losses.



# Tenancy Agreements

There is no such thing as a standard Tenancy Agreement. Each property and letting arrangement is different and making mistakes when drafting an agreement could prove costly in the future.

The majority of Tenancy Agreements which are used by private landlords are Assured Shorthold Tenancy Agreements (AST's). They normally last for a period of six to twelve months and under current legislation the tenant now enjoys less rights at the end of the tenancy term than they previously had.

Whilst an AST does guarantee possession of the property upon its expiry for the Landlord, it may still be necessary to apply to the court for possession if the tenant refuses to vacate at the end of the specified term.

We can draft or review AST agreements for a fixed fee which will include an initial meeting with you to discuss the property and your requirements.



# Property Sales & Purchases

Whether you are expanding or reducing your property portfolio Rowlinsons can provide a fast, fixed fee conveyancing service.

With an award winning, top 150 Property Department we take great pride in the service we provide when acting for clients across the country.

Our team have experience in acting for all buy to let lenders and dealing with their particular requirements. We also understand the importance of communicating with everyone involved in the process and the need to act quickly so that there are no delays.

## **We are able to assist in a wide range of matters including:**

- Property sales & purchases
- Remortgages & transfers of equity
- Portfolio disposals
- Buying or selling at auction
- New build properties

# Wealth Preservation

Being a Landlord isn't just about managing your properties, it's about structuring your affairs to preserve your future income and assets.

**Our Private Client Team are therefore able to provide a bespoke service which may assist you by:**

- Minimising or eliminating inheritance tax
- Protecting your assets from the impact of care home fees
- Ensuring your affairs are in order should you lose mental capacity in the future
- Providing security for your loved ones in the event of your death

We understand that the future can seem uncertain, but there are things that you can do now to ensure that your wealth is maximised and your family are protected. When it comes to complex questions concerning your property, assets and financial affairs, our team are vastly experienced. We can help you plan for the future dealing with all aspects of estate planning, including Wills and Powers of Attorney.

Please also note that if you are considering using a Limited Company to purchase investment property or are planning to transfer your portfolio into one, our Commercial Department can help. From company formation to shareholder agreements to employment matters we can ensure your interests are protected.

**For a free initial no obligation 30 minute consultation please call 01928 735 333 or email [info@rowlinsons.co.uk](mailto:info@rowlinsons.co.uk)**

# Property Fraud

This devastating crime is on the rise, and the Land Registry claim to have prevented over £66 million of fraud in the last five years. There are many different kinds of Property Fraud and it is important that you understand some of the risks in order to avoid becoming a victim of fraud.

- Imposters can obtain forged documents and pretend to be you - the property owner. They then raise money by applying for a mortgage in your name and disappear, leaving you with repayment obligations for a loan which you didn't take out.
- Fraudsters can also transfer the ownership of your property into their name, sell the property and disappear with the money. Sadly, the arrival of a removal van can be the first sign that a crime has been committed.
- Tenants of rental properties have also been known to transfer their landlord's property into their name and sell it fraudulently.

We can help by registering an **anti-fraud restriction** against the title to your property at the Land Registry. This restriction will prevent any sale or mortgage of the property taking place unless a qualified conveyancer or solicitor certifies that the transaction was authorised by you.

A small one off payment in respect of our legal costs is a small price to pay for peace of mind and could end up saving you thousands of pounds.

## Don't just take our word for it....

“ Very pleased, we have given our business to Rowlinsons for over forty years. ”

*SJ, Tarporley*

“ First class service, we will use Rowlinsons in the future, thank you for your help. ”

*PE, Northwich*

“ Very approachable, efficient and excellent telephone manner. ”

*HH, Tarporley*

“ Amazing service, very friendly and helpful. ”

*MA, Farnborough*

“ Extremely professional. Polite and excellent communication. ”

*JC, Watford*

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