

first introductions...

Meet the Co-founders of Houseflies, Christina and Jana, the team to help you find your next tenant or landlord online at www.houseflies.co.uk

Based in Aylesbury & Milton Keynes, Christina and Jana currently enjoy privately renting properties direct with their landlords and have also acted as landlords in the past. Between them they have clocked up an impressive 30+ years of privately renting properties in and around Bucks.

'We prefer long-term lets and the flexibility that renting offers, especially in this economic climate. However, we have also owned properties which we rented out as private landlords successfully for over 5 years' explains **Jana O'Flynn-Mundin, co-founder of Houseflies.**

Houseflies was developed after Jana found it hard to find a new private landlord to relocate her growing family to Milton Keynes in 2009. In the end she resorted to using a letting agent mainly because she could view all their properties online. However, this resulted in excessive agent's charges.

'The agent was appalling but the property was ideal. In the end I encouraged the landlord to deal with me direct saving us both money. The Houseflies idea is the result of this experience...'

'Houseflies provides landlords with an easy way to fully advertise their properties or rooms direct to prospective tenants online and can enhance their classified ads by linking the two together.'

Tenants can view all the details and images online 24/7 saving them hours of searching and agents fees when they find the right landlord with the right property or room.'



Christina O'Flynn, co-founder of Houseflies, also hopes that the website will give private landlords the confidence to manage their properties themselves, especially those who are new to letting their property or room.

'We'd like to provide landlords with information to ensure they are aware of their responsibilities as a Landlord. These useful tips enable Landlords to ensure that their tenancies run smoothly. Equally we would like to provide backup to tenants so they that they know their rights and responsibilities, enabling both landlord and tenant to enjoy a successful tenancy.'



Contact us on: **01908 791121**

Text/Mobile: **07590 997452**

info@houseflies.co.uk

www.houseflies.co.uk

ADMIN OFFICE based at:
1 Kenchester – Milton Keynes
MK13 0QP

Technical Support + Info Line
Open Every Evening:
Monday – Sunday
between 7.30pm until 9.30pm



Houseflies

coming soon >>>

Landlord Workshops + Network evenings

Houseflies are holding the following workshops + network evenings throughout MK+ Bucks. Along with the workshop is a chance to network with landlords and service providers such as local plumbers, electricians etc.

FREE to attend but contact Houseflies to book your place/s so we can cater for you [see contact details opposite].

'How to advertise your Lettings online' includes demo on how to upload your lettings onto Houseflies

Monday 10th May 2010

6.30pm-8.30pm

Venue: MK Snap

20 Bourton Low – Walnut Tree

Milton Keynes – MK7 7DE

www.mksnap.org/About-Us/Location

'Make the right impression during your viewings. Tips on what tenants are really searching for!'

Tuesday 8th June 2010

6.30pm-8.30pm

Venue: MK Snap [see above]

More events to follow next month...

in this issue >>>

First introductions

Free Landlord Workshops+Network evenings

Letting In A Tough Economy

Creating Curb Appeal



A Houseflies Insight into the Private Rented Sector in Milton Keynes + Bucks

relocation

current topics >>>

How 'To Let' Your Room or Property during an Economic Downturn

1. Before advertising ensure your room or property is appealing, check out 'Creating Curb Appeal' opposite.
2. Advertise as widely as possible not just in the classifieds. Let friends, relations and colleagues know about your let. Send posters to relevant sources i.e. colleges, local shops and large local employers, to keep costs down
3. Get online! In today's market it is essential that your property or room appears online as tenants find it easier to search for what they need. For more info visit:

www.houseflies.co.uk



Creating Curb Appeal Making a good first impression counts!

Conducting viewings for potential tenants can be nerve-racking, but with a little bit of forethought into the very first impressions your property or room to let gives, can make your 'letting' do the talking for you! Remember, first impressions are made within seconds of a potential tenant viewing your property, from before they even walk up the garden path....

Before you even advertise your letting, sprucing up tired gardens, garden clearance, spend a half an hour appraising the fencing and can even design gardens to be appearance of your room or property from easy to maintain by your tenants.

inside and outside. Use a friend or relative to help appraise your letting objectively, to give you an assessment from an 'outsiders' perspective. This can help to assess what needs to change or to be enhanced. For instance, **Externally:** how does your property look from the road? Does the garden need a spruce up, does the exterior paintwork need refreshing? Make a list as you walk through your property. If you are only letting out rooms, the exterior of your property still needs to be considered, as your tenants will be assessing whether they can live with the exterior as well as the interior! If you don't have time to refresh the garden, call in a local gardener. A good one we have found in Milton Keynes and Bucks is www.revivegardenbuild.co.uk specialising in

Well maintained landscaping and decorative painting will help spruce up a home's exterior

Internally, assess the interior paintwork of your letting, including the communal areas. If your property or room is let 'unfurnished', perhaps consider furnishing the room/rooms during viewings giving an idea of how it will look furnished.

If you don't have 'stylish' furniture to really set off your property or room, check out www.josephwest.co.uk, based near Milton Keynes they are a Furniture Merchant who offer a service tailored to landlords. You can buy, rent or store furniture for your rental property, when you need it.

Finally, whilst viewings give you a first impression of your prospective tenant, they also give an impression of you as a prospective landlord!!