

Property management, perfected



Are you a landlord...

...and get frustrated by these problems?



Tenant issues and fallout. You are fed up of arrears, property damage and nuisance behaviour from your tenants. You have tried to select the right tenants but still get missed rent, excessive complaints or rules being ignored.

Maintenance and costs. You are tired of arranging maintenance for unexpected repairs. You find it hard to find reliable tradespeople, and exhausting to have to arrange it for recurring problems.



Law and compliance. You find it overwhelming to keep track of all the rules and regulations. It drains your time to keep on top of everything, and you are anxious about the repercussions of getting something wrong.

Do these things frustrate you as a landlord? Do you feel that your time could be better used elsewhere, doing the things you deserve to do? Or maybe you're an "accidental landlord" and don't know where to turn?



REMOVE THE STRESS. BREATHE AGAIN. LIVE YOUR LIFE.

Remove the stresses of letting with
Meredith & Castle.

Meredith & Castle is a property agent based in Dudley, West Midlands, helping landlords manage their rentals with ease so you can enjoy stress-free ownership.

We handle everything from tenant sourcing and vetting, to regular compliance, to complaints and maintenance, and everything in between.

Our founders combined over 40 years of experience in the public sector, including working with local authorities and the housing sector, to found Meredith & Castle - bringing deep knowledge of regulatory frameworks, public accountability, and how government and community services operate.

We advocate transparency, trust and accountability to give landlords what they deserve - **peace of mind.**



OUR SIX STEPS TO SMOOTH PROPERTY MANAGEMENT



Relentless tenant searching & vetting

Showcasing your property to find reliable, thoroughly vetted tenants fast and hassle-free.

1

Effective collection of monies

Fast, efficient payments with clear communication and proven systems.

2

Regular & structured compliance checks

Streamlined compliance checks keep your business protected and lawful.

3

Productive landlord & tenant relationships

Clear communication and fair solutions for trustworthy and long-lasting tenant-landlord relationships.

4

Skilled & timely maintenance

Skilled hands and swift action keep properties running smoothly, issues resolved fast, and everyone worry-free.

5

Powerful dispute resolution

Expert dispute resolution to deliver swift, fair solutions and keep your business moving forward.

6

FREQUENTLY ASKED QUESTIONS

Why should I use Meredith & Castle?

Online reviews of competitors' talk of poor communication, slow contact, lack of accountability, unprofessionalism, and a lack of value for money. Here at Meredith & Castle, we cannot be accused of any of these things.

Do you offer discounts for multiple properties?

Yes we do! At Meredith & Castle, landlords who own 2 or more properties are entitled to a discount per property or room. Get in touch to see what discounts can be had.

How do you keep up-to-date with law & compliance?

As a member of the National Residential Landlords Association (NRLA) and through in-house training, our promise is to always keep up-to-date on current legislation, and up-skill whenever new laws are introduced.



TESTIMONIALS

“I can confidently say that Greg is a person of great integrity and professionalism. He consistently shows honesty, reliability and a strong work ethic, ensuring that every matter is handled efficiently and with care. His calm and thoughtful approach earns the trust of tenants and colleagues alike, and his prompt responses to any issues reflect his commitment to maintaining high standards. I would have no hesitation in recommending him as someone dependable and of excellent character who truly comes to life when managing properties.”

Jason Walters, landlord

“Greg’s unwavering dedication, creative problem-solving and meticulous attention to detail sets him apart. In his management of HMOs he approaches every challenge with positivity and professionalism, consistently delivering thoughtful solutions that make a real impact. His integrity and people skills create an environment where ideas flourish and standards of excellence are consistently achieved, making his property management truly outstanding.”

Alex Seery, landlord & property investor



OUR PACKAGES

STEP 1 — Choose Your Foundation



VISTA (Core Management)

Everything you need to run your *property* properly:

- ✓ Tenant find & vetting
- ✓ Rent collection
- ✓ Arrears handling
- ✓ Full compliance management
- ✓ Access to contractor network
- ✓ 24/7 tenant support
- ✓ Routine inspections with reports
- ✓ Maintenance covered up to £250

Pricing: → **10% of rent***



STEP 2 — Upgrade for Full Protection



PRESTIGE (All-In, Hands-Off Management)

Everything in Vista, plus added protection & peace of mind:

- ✓ Licence renewal fees included
- ✓ Court fees covered
- ✓ Maintenance cap increased to £300
- ✓ More frequent inspections

Pricing: → **20% of rent**

Start with **Vista** → **Upgrade to Prestige**
for total hands-off ownership

YOUR NEXT STEPS...

If you are a landlord and you want to take the stress out of management, then you need to arrange a call with our team to discuss your needs.

BOOK YOUR RENTAL SUCCESS SESSION NOW

- Get clarity on our services and what we can offer you
- Discuss any challenges you're having
- Discuss your plans for your properties

E-mail contact@meredithandcastle.com or call 01384 906047 to book your no-pressure Rental Success Session today.

