

LANDLORD SERVICE OPTIONS



Service Included	Letting Only	Letting & Rent Collection	Letting & Full Management
<i>Fees are inclusive of VAT</i>	2.5 weeks rent	2 weeks rent & 6% monthly	1 weeks rent & 10% monthly
Provide a Rental Valuation of the property and offer marketing advice	✓	✓	✓
Provided advice on pre-tenancy works and regulatory compliance checks	✓	✓	✓
Comprehensive marketing (incl. professional photography) – Rightmove, Zoopla, PrimeLocation and other webportals	✓	✓	✓
Sourcing suitable tenants	✓	✓	✓
Referencing of tenants	✓	✓	✓
Drawing up tenancy agreement under current regulations	✓	✓	✓
Key holding service, if required	✓	✓	✓
Negotiating tenancy renewals	✓	✓	✓
Collect a security deposit and initial month's rent	✓	✓	✓
Provide you with a file containing, tenancy agreements, and all other necessary documents	✓		
Transfer of utilities (Gas, Electric, Water, Council tax), to tenant's name		✓	✓
Assist to arrange (Gas, Electric and EPC) Certificates if required		✓	✓
Inclusive Deposit Protection, as per legal requirement DPS		✓	✓
Collect the monthly rent and pay on-time directly to your nominated bank account with a full statement & invoices		✓	✓
Provide advice and support when dealing with severe arrears cases and access to specialist legal advice		✓	✓
Assist to arrange Rent Protection Insurance (if required)		✓	✓
Inclusive Check-in Inventory report and tenant check-out arrangements			✓
Individual property manager assigned for both landlord and tenant to ensure a smooth service delivery			✓
Regular Property inspections and pro-active property maintenance			✓
Access to a panel of selected and trusted maintenance contractors at competitive prices			✓
Out of hours 24hr emergency service			✓
Negotiating deposit disputes			✓
Inclusive Management if property is vacant (without any charge)			✓
Inclusive Section 21 Notice			✓
Arrange for new tenants within the notice period to avoid any breaks in rent - No additional 'Letting Fee' when replacing tenant whilst premises is under our management			✓
Arranging post-tenancy works in preparation for new tenancy			✓



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