

FOR LANDLORDS

FULL MANAGEMENT SERVICE:

- Initial appraisal and inspection of the property.
 - Effective marketing strategy and advertising of the property.
 - Accompanied viewings.
 - Full tenant referencing and credit checks.
 - Preparation and provision of the Inventory written and photographic records.
 - Utility service coordination.
 - Preparation and completion of the Assured Short hold Tenancy agreement.
 - Rent collection.
 - Deposit lodgement and registration.
 - Detailed payment advice statements.
 - Direct BACS Payments to your account.
 - Liaising with contractors regarding repairs/maintenance.
 - Preventative maintenance schemes.
 - Organising Gas Safety Certificates*
 - Organising EPC certificates*
 - Organising Electrical Inspections*
 - Deposit dispute management.
 - General implementation of cost control factors.
- White goods liability offset.
 - Rent Arrears Collections / direct intervention.
 - Regular Inspections.
 - Arranging insurance cover for non payment of rent if required by landlord.
 - Agents will avail themselves 7AM - 9PM** to the landlord for updates when required.
 - Advising landlord of legislative changes relative to responsibilities from time to time in force
 - Liaising with Freeholders and Block maintenance companies as required.
 - Emergency response for welfare of property or any other as required in executing contractual obligations.
 - NO VAT.
 - NO AST CONTRACT RENEWAL FEE'S

£250.00 ARRANGEMENT FEE, 10% OF THE MONTHLY RENTAL YIELD

* These services will be charged as separate costs to the landlord/s at contractor standard rates with no additional charges levied by the agents.
EPC £60.00
Gas Safety Certificates £48.00
Electrical Inspections from £120.00
** On mobile after 7pm

RENT COLLECTION ONLY & TENANCY SET UP SERVICE:

- Initial appraisal and inspection of the property.
 - Effective marketing strategy and advertising of the property.
 - Accompanied viewings.
 - Tenant referencing and credit checks.
 - Inventory preparation.
 - Preparation and completion of the Assured Short hold Tenancy agreement.
- Rent collection.
 - Deposit lodgement and registration.
 - BACS Transfer of rent payments.
 - Accompanying rent payment advice notes.
 - Advising landlord of legislative changes relative to responsibilities from time to time in force.

£200.00 SET UP FEE, 9% OF THE MONTHLY RENTAL YIELD