

Services to Landlords:

Letting

- ✓ Rental Valuation and pre-tenancy advice
- ✓ Property listing to include professional wide-angle photography and floorplans
- ✓ Eye catching To Let board
- ✓ Advertising on major property portals including Rightmove.co.uk
- ✓ Matching of the property to tenant waiting list
- ✓ Accompanied viewings
- ✓ Full Referencing including credit check, Right to Rent checks, income reference and others
- ✓ Producing the tenancy agreement, Electronic tenancy transaction for tenants and signing on your behalf
- ✓ Taking payment from the tenant of the first month's rent and deposit

90% of the first month's rent including VAT (subject to minimum fee of £720.00 including VAT)

Management - All Letting service benefits plus:

- ✓ Sole point of contact for Dealing with day-to-day enquiries from both tenants, landlords and third parties
- ✓ Property inventory and condition report
- ✓ Collection of monthly rent from the tenant, electronic payment and statement of account
- ✓ Periodic visual inspections with report
- ✓ Automatic renewal of Landlords Gas/Electrical safety certification
- ✓ Maintenance reported using our online Property Maintenance platform
- ✓ We can arrange for a trusted contractor to attend or liaise with your own contractor to arrange a repair
- ✓ Chasing rent arrears
- ✓ Liaising with both landlords and tenants towards the end of the tenancy in relation to the renewal or tenancy or re-marketing of your property
- ✓ Final inspection and dealing with the deposit

Letting Fee plus 12% including VAT per month (subject to minimum fee of £60.00 including VAT Per month)

Bolt on options (All prices include VAT):

We offer the below services as additional 'bolt on' products that you may be interested in when letting your property:

- ✓ Rent Guarantee & Legal expenses cover... £120 for 6 months £240.00 for 12 months (Management service only)
- ✓ Landlord Gas Safety Certificate... £90.00 (testing all Gas appliances) (Required Annually)
- ✓ Electrical Installation Condition Report (EICR) ... £195.00 (Required every 5 years)
- ✓ PAT testing ... Please obtain quote
- ✓ Smoke Alarms...£45.00 CO Alarms £55.00 (supplied & fitted)
- ✓ Energy Performance Certificate... £90.00
- ✓ Inventory... £90.00 (included in Management service)
- ✓ Billingham & Co to protect and register the tenancy deposit... £30.00 (Annual charge)
- ✓ Negotiation and preparation of renewal fixed term AST Agreement... £125.00
- ✓ Periodic tenancy arrangement fee... £125.00
- ✓ NRL Tax - collecting, forwarding to HMRC, liaising and preparing tax return for the amount withheld...£240.00
- ✓ Legal Notice Fee – Checking & serving Section 21 notice... £90.00