

Lettings Packages



	DIY Landlord support Contact us for more details	Tenant Find First month's rent	Fully Managed £499 one off set up fee per tenancy. Followed by 8% of the rent, deducted from the rent.
FREE up-to-date appraisal of your property and advice on whether any action is required to maximise your potential rental return		✓	✓
Create high-quality marketing profile for your property with professional photography and crafted description		✓	✓
Publish your property to market leading advertising portals, social media and keeping you updated on the marketing performance		✓	✓
Provide and manage a visible "TO LET" board outside your property (if requested)		✓	✓
Dealing with all potential tenant enquiries		✓	✓
Arrange and accompany all viewers and provide feedback for you		✓	✓
Comprehensive tenant referencing including credit checks, affordability checks and guarantor referencing (if required)		✓	✓
Create an up to date, legally binding tenancy agreement (including guarantor agreement if required)		✓	✓
Making sure all required safety certificates are in place (Gas Safety, Electric, EPC etc.) and sent to tenants. Arranging safety certificates if required. *It can be added to your package for £30+VAT if not already included		✓	✓
Create a detailed check in inventory report with photographs highlighting any damages. *It can be added to your package for £100+VAT if not already included			✓
Collect the first month's rent and tenancy deposit in advance of the tenancy starting			✓
Deposit protected in Government approved deposit scheme. *It can be added to your package for £50+VAT if not already included			✓
Collect rent every month and transfer it direct to your bank account			✓
Dealing with tenant enquires, negotiate tenancy amendments, renewals when required. * Tenancy amendments and continuation on Periodic Basis is included in our Fully Managed package, however creating a new fixed term tenancy will be charged at £50+VAT			✓
Rent review and increase in line with the current market prices			✓
Arranging maintenance when required (with your approval)			✓
Keeping record of all safety certificates and arranging renewal when required. *It can be added to your package for £30+VAT if not already included			✓
Yearly internal and external property inspections with photographs and full, detailed report * Extra inspection with a full report can be added to your package for £100+VAT/inventory			✓
Accompany check outs and carry out an end of Tenancy inspection report with photographs highlighting any damages and report back to you. *It can be added to your package for £100+VAT if not already included			✓
Dealing with deposit deductions, disputes and arranging end of tenancy maintenance (with your approval) when required.			✓
Additional property visits (except potential tenant viewings), such as providing access to contractors, neighbour disputes etc. are charged at £50+VAT/visit			