

We Offer Three Levels of Service for your *Lettings*

	Let Only 50% + VAT from first months rent	Fully Managed 8% + VAT Per Month	Fully Managed Plus + 10% + VAT Per Month
Consultation of your property, marketing, current market conditions & required legalisation	✓	✓	✓
Create an online marketing brochure with professional photography	✓	✓	✓
Advertised on Rightmove, On The Market & our own website	✓	✓	✓
Qualify all enquiries to ensure they meet landlords requirements	✓	✓	✓
Arrange & accompany all viewings	✓	✓	✓
Negotiate on the terms of the tenancy	✓	✓	✓
Detailed referencing through our partners HomeLet.co.uk , including financial & previous landlord references	✓	✓	✓
Ensuring the property is legally compliant to let with relevant certificates & keeping up to date with changes in law	✓	✓	✓
Preparing & executing a legally binding Assured Shorthold Tenancy agreement	✓	✓	✓
Registration of the tenants deposit in The Tenancy Deposit scheme including the prescribed information	✓	✓	✓
Free access to our client portal Street.co.uk , the all in one hub for all important property documents & marketing	✓	✓	✓
Legal protection		✓	✓
The preparation of an Inventory & Schedule of Condition prior to your new tenant moving in		✓	✓
Conduct regular property inspections producing a PDF report for historic referencing		✓	✓
Notification given to the council & utility providers at the start & end of the tenancy		✓	✓
Monthly rent collection & PDF statement provided on account		✓	✓
Primary contact for the tenant regarding any maintenance requests		✓	✓
Obtaining quotes & coordinating maintenance by qualified & insured trades, often getting beneficial rates due to ongoing relations		✓	✓
Serving of any legal notices required in relation to your property		✓	✓
Preparation & execution of renewal of tenancy agreement		✓	✓
End of tenancy management, check out report, negotiating deductions from deposit if required		✓	✓
Rent Guarantee Policy through HomeLet.co.uk			✓