

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			