

Rent Collection Service

Rental compliance

£100 + VAT / month

Gas Safety Certificate	×
Fixed Wiring Electrical Safety Certificate	×
Portable Appliance Test	×
Energy Performance Certificate (EPC)	×
Smoke & Carbon Monoxide Report	×
Inventory & Check In	×
Two Inspections Per Year	×
Local Council Licensing Consulting	Local Authority Fees May Apply

Advertising

Arrange Professional Photography & Floorplan	✓
Create Marketing Materials & Property Details	✓
Advertising On OneDome, Residential People Zoopla, OnTheMarket, Primelocation & Fuchsia Homes Websites	✓
Advertising On Facebook, Twitter, Instagram & More Social Media Sites	✓
Accompanied Viewings	✓
Annual property appraisal	✓
Virtual Tours	✓

Arranging A Tenancy

Find & Reference Your Tenant(s)	✓
Carry Out Right To Rent Checks	✓
Create The Tenancy Agreement	✓
Setting Up Deposit Placement Bond Policy For The Tenant(s)	✓
Deposit Registration (If Applicable) With Tenancy Deposit Scheme (TDS)	✓
Setting Up Payment of Rent Via Monthly Direct Debit	✓
Deducting Fees & Other Pre-Tenancy Invoices	✓
Rent & Legal Protection Insurance	✓
Transfer of Utilities	✓

During A Tenancy

Holding keys	✓
Dedicated Property Manager	×
Carry Out Repairs, Maintenance & Refurbishment	×
Retaining A Float For Works	×
24 Hours Emergency Line	×
Collecting & Remitting The Monthly Rent	✓
Monthly Statements (Annual Statement Available On Request)	✓
Pursing Non-Payment of Rent	✓
Providing Advice On Rent Arrears Action	✓
Deed of Variations To Tenancy Agreement	×
Service of Notices	×
Renewals & Rent Negotiation	✓
Tenant Check Out	×
Landlord App With Live Tenancy Statement and Financial	✓
In House Maintenance Team On Call 24/7	×

