

Fully Managed



Let Only

Comprehensive management of your tenancy,
24 hours a day, 7 days a week.

Simply sit back and let us take care of your property

12% inclusive of VAT of monthly rental figure

+ £238.80 inclusive of VAT Tenancy Set Up Fee

Detailed marketing to include photography & floorplans, across prime property portals & our followed social media accounts.

Accompanied viewings with experienced negotiators, ensuring accurate feedback, suitable applicants & desired tenancy terms.

Thorough referencing process including credit checks & Right to Rent checks, using the recognised 'Goodlord' platform.

Draw up detailed tenancy agreement in line with current legislation.

Complete day to day management including rent collection, deposit administration, maintenance management, routine visits & renewal of safety certificates.

24/7 emergency maintenance response.

Oversee & serve statutory notices.

Key holder for duration of management.

Receive monthly newsletter advising on legislation change, rental market overviews & industry news.

Targeted marketing & a complete referencing process to ensure your tenancy starts off in the best possible way for landlords wanting to be more involved

60% inclusive of VAT of first months rent

Detailed marketing to include photography & floorplans, across prime property portals & our followed social media accounts.

Accompanied viewings with experienced negotiators, ensuring accurate feedback, suitable applicants & desired tenancy terms.

Thorough referencing process including credit checks & Right to Rent checks, using the recognised 'Goodlord' platform.

Draw up detailed tenancy agreement in line with current legislation.

Collection of first months rent & deposit.

we're always
happy to answer
any questions &
discuss further
details.

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Additional Landlord Costs

*Costs can vary dependent on size of property



Energy Performance Certificate - £66 inclusive of VAT
Legal requirement to let property out. This certificate needs to be renewed every 10 years, with the minimum rating of G needed.

Gas Safety Certificate - £70 inclusive of VAT
Legal requirement to let property out. This certificate needs to be renewed annually.

ECIR* - Starting From £168 inclusive of VAT
Legal requirement to let property out. This certificate needs to be renewed every 5 years.

Inventory* - Starting from £60 inclusive of VAT
Although not a legal requirement, a strongly recommended document safeguarding the tenancy.

Check In* - Starting from £50 inclusive of VAT
Meet tenants to conduct appointment, signing off on the condition of the property.

Check Out* - Starting from £60 inclusive of VAT
Meet tenants to conduct check out appointment, detailing the condition, including cleanliness and damages differing from the original inventory and provide full written report.

Tenant Guidelines

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent).

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above).

Payments to change a tenancy agreement eg. change of sharer (capped at £50 inclusive of VAT or, if higher, any reasonable costs).

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs)

Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence, Council tax (payable to the billing authority).

Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate).

Reasonable costs for replacement of lost keys or other security devices;
Contractual damages in the event of the tenant's default of a tenancy agreement.

Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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