

A Guide to our Services

The standard management service includes:

- Advising as to the likely rental income and providing advice on how to maximise rental income.
- Advertising and generally marketing the Property through our website, consolidator websites and newspaper advertising where appropriate.
- Referencing clients, including credit referencing, employer/previous landlord reference and guarantors where necessary. In the case of a company, a full bank reference would be taken.
- Preparing the Tenancy Agreement necessary for the Landlord to gain protection of the relevant Rent and Housing Acts.
- Taking a deposit from the tenant and arranging protection in one of the approved Deposit Protection Schemes.
- Collecting the rent and paying over to the Landlord. Payments will be made by direct bank transfer and a rent statement will be forwarded to the Landlord.
- Inspections of the Property when necessary. Responsibility for and management of empty property is not normally included, and will only be carried out by special arrangement.
- Co-ordination of repair, cleaning or maintenance including arranging for tradesmen to attend the Property and obtaining estimates where necessary, supervising works and settling accounts from rents received.
- Making payments on behalf of the Landlord from rents received for costs in managing the property.
- Arranging for an inventory clerk to carry out a full property inspection and inventory check at the beginning/end of the tenancy.

The standard rent collection service includes:

- Advising as to the likely rental income and providing advice on how to maximise rental income.
- Advertising and generally marketing the Property through our website, consolidator websites and newspaper advertising where appropriate.
- Referencing clients, including credit referencing, employer/previous landlord reference and guarantors where necessary. In the case of a company, a full bank reference would be taken.
- Preparing the Tenancy Agreement necessary for the Landlord to gain protection of the relevant Rent and Housing Acts.
- Taking a deposit from the tenant and arranging protection in one of the approved Deposit Protection Schemes.
- Collecting the rent and paying over to the Landlord. Payments will be made by direct bank transfer and a rent statement will be forwarded to the Landlord.

The standard let only service includes:

- Advising as to the likely rental income and providing advice on how to maximise rental income.
- Advertising and generally marketing the Property through our website, consolidator websites and newspaper advertising where appropriate.
- Referencing clients, including credit referencing, employer/previous landlord reference and guarantors where necessary. In the case of a company, a full bank reference would be taken.
- Preparing the Tenancy Agreement necessary for the Landlord to gain protection of the relevant Rent and Housing Acts.
- Arranging payment of the deposit from tenants to be paid direct to the landlord. Providing advice to landlords on how to protect deposit.

Landlord Fees

- Fully managed 15% (excluding VAT)
- Rent collection 10% (excluding VAT)
- Let only 6% (excluding VAT)