

CLIENT MONEY PROTECTION (CPM) PROVIDED BY: UKALA

INDEPENDENT REDRESS PROVIDED BY: PRS



Tenant Find: £550

- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Setup of tenancy (tenancy setup fee is included in price)

Management: 10%

- Set-up of tenancy
- Collect and remit rent received
- Agree collection of any shortfall and payment method
- Advice on current regulations
- Arrange Gas, Electric, EPC, PAT Certificates and FRA
- Assist in applying for rental property licence
- Regular Property inspections

Guaranteed Rent

- Rent guaranteed from date of agreement even when property vacant or if tenant does not pay
- Setup of Lease
- Advise all relevant utility providers of changes
- Regular property inspections
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the agreement term
- Arranging Gas, Electricity, EPC, PAT and Fire Risk Assessments
- Assist in applying for Privately Rented Property license
- Keep up to date with current regulations
- Photography
- Tenant eviction
- **Refer a Landlord incentive**

ADDITIONAL FEES AND CHARGES

Setup Fee : £375 (Free with Guaranteed Rent Service)

- Agree the market rent and find a tenant
- Advise on refurbishments/improvements
- Provide guidance on compliance with statutory provisions and letting consent
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Draft and prepare Tenancy Agreement and Protect the tenant's deposit
- Right to Rent Checks and Tenant Screening

Inventory and Check-in:

- £90 for Studio and 1 Bedroom Properties
- £120 for 2 and 3 Bedroom homes
- £135 for large 3 Bedroom and 4 Bedroom homes
- Larger homes prices upon request

