



Full Management of the property

Our full management of the property means that you the landlord will never have to be troubled by the day to day matters and will not have to deal directly with the tenants.

We will provide all the above Let Only Service plus:

- Arrange for rent to be paid via standing order, with quarterly statements sent to the landlord
- Quarterly inspections and report to the landlord
- Use experienced reputable tradesman to carry out any repairs and maintenance
- In the event of a NTQ and or repossession we will conduct this on the landlords behalf
- Arrange necessary cleaning and minor repairs, deducting costs from the tenants deposit where applicable
- And much more

With this option the landlord can be assured their interests and the property is professionally taken care of, and you don't need to be troubled with the day to day problems.

Our fees are very competitive at **only 8% per month** plus VAT; more details are available in our Landlords pack, to get your copy contact us for your free rental appraisal.

The benefits of our Full Management service to you the landlord are:

- Prospective tenant vetted
- Minimum contact with the tenant
- Preparation of invoices
- Collection of rent sorted out
- Planned programme of inventory and property inspection
- Prompt response for day to day repairs
- Recommendations for cyclical maintenance, security and safety regulations checks
- Organise legal work in event of eviction
- Charges are upfront and remain unchanged until appropriate negotiation period
- The service is tailored to meet your individual needs
- On site problem solver for tenancy issues, repairs and maintenance, neighbour disputes, notice to quits, possession and eviction notices

	Full Management
Move in Inventory	Nil
Inventory check out/Dilapidation report	Nil
Duplication and test of keys	£6 each min
Electrical Inspection (5yearly) all certificates supplied	£150
Electrical PAT testing	£3.36 per item
Fire alarm and secondary lighting testing	TBA
Detailed refurbishment/contractor management & costs	£120 + 10% of the refurbishment cost
Insurance works management	10%
Issuing of Notice to seek possession	Nil on first issue of this property
Tenant Holding Deposit (part of first month rent)	£200
Issue Tenancy agreements	£66 on second renewal
Standing order mandates	Nil
Request for meter reading	Nil
Redirection of mail	Cost of postage
Administer the deposit into Deposit Protection Service (DPS)	Nil (where dispute under £100 by tnt/landlord £25)
Inspection of property	Nil
Gas Safety Inspection certificate	£72
Landlord refusing approved referenced applicants	£276
Landlords refusing OK applicants withdrawal fee	£240
Landlord terminating contract after new tenancy agreement signed	Full management fees for the remainder of the contract
EPC	£78
Emergency Call out (for access)	£30
Late Rent Fee	£24