

## LANDLORD SERVICES

	Let Only	Full Management	Premium Management
Initial visit to advise on letting	✓	✓	✓
Marketing advice and guidance	✓	✓	✓
Advise on property compliance and legal obligations	✓	✓	✓
Advertising on Rightmove	✓	✓	✓
Accompanied viewings	✓	✓	✓
Proof of Identity check	✓	✓	✓
Full credit check and referencing and Right to Rent checks	✓	✓	✓
Tenancy Agreement prepared and exchanged	✓	✓	✓
Collect first month's rent	✓	✓	✓
Collect security deposit	✓	✓	✓
Supply all required documentation to the Tenant	✓	✓	✓
Register the Deposit with The DPS	✓	✓	✓
Test smoke/carbon monoxide alarms prior to tenancy starting	✓	✓	✓
Arrange all legally required safety checks		✓	✓
Notification of utility providers and local authority		✓	✓
Set up standing order for future payments of rent		✓	✓
Collect rent remit with statement (monthly)		✓	✓
Annual income and expenditure statement (if requested)		✓	✓
Organise all routine repairs and maintenance		✓	✓
Make payments to contractors with copy invoices on request		✓	✓
Arrange for the Inventory and Schedule of Condition		✓	✓
Review rent annually		✓	✓
Arrange renewal of legally required safety checks		✓	✓
End of tenancy check out and negotiation of deposit return		✓	✓
Deal with ongoing tenant enquiries and issues		✓	✓
Regular property visits followed by a written report		✓	✓
The Landlord receives rent when the Tenant falls in arrears			✓
Rent is paid in full until you get your property back if tenant falls into arrears			✓
Legal fees covered for eviction and rent recovery up to £50,000.			✓
Void property management and inspections			✓