



Services

With our excellent, friendly yet firm client driven approach, we offer the following services:

- Discuss local market conditions
- Advise on preparing your property for letting
- Complete the Right to Rent Checks
- Keep you up to date on compliance and health & safety
- Put up a To Let board
- Market the property and advertise on relevant portals
- Arrange and accompany viewings
- Collect & hold the deposit
- Ask tenants to set up rent payments and pass monies on
- Make any necessary HMRC deduction
- Chase late rent payments
- Discuss renewal or termination
- Deal with day-to-day management including repairs
- Give utility suppliers meter readings when the tenancy starts and ends
- Hold a working fund of minimum 1 month's rent and make payments
- Organise the following safety checks, gas safety record, electrical safety tests, smoke and carbon monoxide alarms
- Visit the property at least once a year
- Provide an emergency out of hours service
- Manage the end of tenancy process and deposit return
- In cases where there is non-compliance, we provide a full solution including preparing and serving notices
- Any many other incidental services