



Services	Fully Managed +	Fully Managed	Let Only +	Let Only
Expert Advice and Guidance	✓	✓	✓	✓
Rental Valuation of property	✓	✓	✓	✓
Marketing	✓	✓	✓	-
Viewings	✓	✓	✓	-
Applicant Referencing	✓	✓	✓	✓
Guarantor Referencing	✓	✓	✓	✓
Collection of Holding Deposit	✓	✓	✓	-
Issue of How to and Right to Rent guides	✓	✓	✓	✓
Issue of Safety Certificates	✓	✓	✓	✓
Right to Rent checks	✓	✓	✓	✓
Right to Rent check follow-up	✓	✓	✓	-
Tenancy Agreement	✓	✓	✓	✓
Guarantor Agreement	✓	✓	✓	✓
Rent collection set up and 1st months' rent collection	✓	✓	✓	✓
Ongoing rent collection	✓	✓	-	-
Deposit- collect and protect, issuing prescribed information and deposit certificate	✓	✓	✓	✓
Check in and key issue	✓	✓	✓	-
Inventory	✓	✓	✓	-
Updating local council and utility providers	✓	✓	✓	-
Compliance legislation management	✓	✓	✓	-
Management of maintenance and repairs including contractor payments	✓	✓	-	-
Purchases on your behalf	✓	✓	-	-
Emergency maintenance cover	✓	✓	-	-
Check out inspection	✓	✓	-	-
Tenancy renewal	✓	✓	-	-
Key hold	✓	✓	-	-
Monthly rent statement	✓	✓	-	-
Annual Tax statements	✓	✓	-	-
Fire risk assessment report	✓	✓	-	-
Interim property inspections	✓	✓	-	-
Health and Safety inspection	✓	✓	-	-
Deposit deduction management	✓	✓	-	-
Deposit dispute management	✓	✓	-	-
Serving of notices	✓	✓	-	-
Licensing management	✓	✓	-	-
Carbon monoxide detector install and test	✓	-	-	-
Smoke detector Install and test	✓	-	-	-
Legionnaires Assessment	✓	-	-	-
100% unpaid rent guarantee until vacant possession	✓	-	-	-
90% of rent up to 6 weeks after vacant possession	✓	-	-	-
£100,000 legal cover for eviction process	✓	-	-	-



Rent Collect and Protect

Our Collect and Protect service not only offers expert advice and rental valuation of your property to ensure you are competitively priced but also offer landlords piece of mind with 100% rent guarantee (T&C's will apply) should a tenant stop paying until vacant possession. We will manage the collection of the rent from the start of the tenancy ensuring a schedule has been arranged and compliance has been satisfied. Included in this package is all the Let Only services alongside the chasing of late rent payment, monthly rent statements and your annual tax statement. Enquire for further details.

Stand Alone Services :

We are happy quote for any service provided above as a stand-alone option.

Other standalone options include:

Filing of court proceedings

Attend legal and court proceedings

Get A bailiff

Preparing for legal action

Arranging Safety Certificates

Property Preparation Service

Deposit transfer mid term

HMO license application and renewals

Quarterly Tax submission to HMRC for non-UK residents with no HMRC approval

Void period management