

## FULLY MANAGED SERVICE INCLUDING FEES

Our Fully Managed Service includes everything you will need to enjoy a successful and profitable let.

From helping you present your property in the best possible way to achieve a fast let at the best possible price, to ensuring everything is in place to meet current legal requirements and safety standards.

The following details the main points of service you will need on a day-to-day basis, but this is by no-means all encompassing and we will be happy to discuss anything further you might need:

- Eye catching "To Let" board, worldwide 24 hour internet exposure via rightmove.co.uk, edwardknight.co.uk and various other property portals and accompanied viewings six days a week.
- Comprehensive tenant vetting, including full credit checks and Right To Rent checks as standard together with employers and landlord references where available.
- 6 months rent guarantee and legal expenses packages available. Longer-term cover is available if required. Please ask for more details.
- Thorough tenancy agreements and inventories prepared in-house for maximum, tailor-made protection.
- Accompanied move-in to the property, utility changeovers & handover of keys.
- Rent collection and transfer by BACS accompanied by monthly statements.
- Day-to-day maintenance issues dealt with. Trusted tradesmen will be used unless you have alternate measures in place. Quotes can be obtained if and when required.
- Property management inspections conducted upon your request with a maximum of four per year. The first inspection for new tenants will be within the initial six months of the tenancy.
- Government approved custodial tenancy deposit scheme with the DPS so your tenants' deposit is protected to comply with current requirements.
- Client money protection provided by Client Money Protect.
- Complete return handover of the property from your tenants, including dealing with any disputes with the deposit protection company.

Our monthly management fee is 10% plus VAT of the rental income. There is an additional "one time only" set-up fee payable when your first tenants move-in (scaled by rental amount with a minimum charge of £100 plus VAT and maximum charge of £250 plus VAT which includes the preparation of the inventory for the first time etc), but no further complicated mandatory charges.

We will be happy to discuss our fees and services in more detail, so please arrange a valuation today by calling the number below.

**Additional Fees (not mandatory):** Tenancy Renewal (if requested) - £50 plus VAT. Optional Rent Protection and/or Legal Expenses cover available – price dependent on tenants circumstances and tenancy length/excess.



t: 01788 543222



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w: [edwardknight.co.uk](http://edwardknight.co.uk)



14 Regent Street, Rugby, Warwickshire, CV21 2PY

## LET ONLY SERVICE & FEES

Our Let Only Service includes everything you need for a successful and secure rental of your property with the added peace of mind that we will be there when your tenant moves-out.

From helping you present your property in the best possible way to achieve a fast let at the best possible price, to ensuring everything is in place to meet current legal requirements and safety standards.

The following details the main points of service we will provide, but please feel free to ask if there is anything else you require:

- Eye catching "To Let" board, worldwide 24 hour internet exposure via [rightmove.co.uk](http://rightmove.co.uk), [edwardknight.co.uk](http://edwardknight.co.uk) and various other property portals and accompanied viewings six days a week.
- Comprehensive tenant vetting, including full credit checks and Right To Rent checks as standard together with employers and landlord references where available. Optional rent/legal protection is available on successful applicants and can be bought directly from our referencing agency (please ask for more details).
- Thorough tenancy agreements and inventories prepared in-house for maximum, tailor-made protection.
- Accompanied move-in to the property, utility changeovers and handover of keys.
- Arrange for the direct payment of rent from your tenant via your preferred method.
- First months rent collection and transfer by BACS accompanied by detailed statement of account and relevant paperwork.
- Government approved custodial tenancy deposit scheme with the DPS so your tenants' deposit is protected to comply with current requirements.
- Client money protection provided by Client Money Protect.
- Complete return handover of the property from your tenants, including dealing with any disputes with the deposit protection company.

We feel our let only service will best suit those landlords who have previous experience in letting properties and are happy dealing one-to-one with their tenants or those who need to maximise their income.

Our fee is 70% plus VAT of a normal months rent (with a minimum charge of £200 plus VAT), and includes all of the above. There are no further mandatory charges for as long the tenants stay in the property. We will be more than happy to discuss our services in more detail, so arrange a valuation today by calling the number below.

**Additional Fees (not mandatory):** Tenancy Renewal (if requested) - £50 plus VAT. Optional Rent Protection and/or Legal Expenses cover available – price dependent on tenants circumstances and tenancy length/excess.



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