



## **Comprehensive Managed Service**

This service is ideal if you do not want any involvement with your tenants. We will make sure all the legal aspects and day to day management of your property are covered. **This is a very comprehensive service which includes the Viewings/Inspections/Check-Out-Report**

What's included:

- ✓ Provide you with an accurate rental valuation and assessment of your property.
- ✓ If any maintenance is required to bring your property to standard we can offer guidance on this.
- ✓ Advise you on your legal obligations as a Landlord
- ✓ Advise you on your obligations under the Non-Resident Landlord Scheme with HMRC and provide you with the link to the appropriate online form (if appropriate).
- ✓ Erect a To Let Board.
- ✓ Advertise with a 360 virtual tour of your property.
- ✓ Advertise your property on our website - [www.redcarlettingandsales.co.uk](http://www.redcarlettingandsales.co.uk), Rightmove, On The Market, Facebook and within our office showroom ensuring your property receives maximum exposure.
- ✓ Accompany all viewings.
- ✓ Arrange for all Applicants to go through a rigorous application process.
- ✓ Arrange for each eligible applicant to be fully referenced. Reference checks include; credit checks, employment and landlord references.
- ✓ Ensure a Gas Safety Certificate is in place prior to the let.
- ✓ Check a working smoke detector is fitted on each level of the property.
- ✓ Check a carbon monoxide detector is installed and fully operational.

17/19 Cleveland Street | Redcar | TS10 1AR

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🌐 [www.redcarletting.co.uk](http://www.redcarletting.co.uk)

Companies House Reg. Number 5769546 VAT Reg. Number 212 5738 26

- ✓ Collect a full month's rent and deposit. The deposit will be registered with the Tenancy Deposit Scheme.
- ✓ Set up regular rental payments directly to this Agency.
- ✓ Draw up an Assured Shorthold Tenancy Agreement for an initial fixed term of 6 months.
- ✓ Notify Utilities, Council Tax and Northumbrian Water of the tenancy.
- ✓ Collect the rent on a monthly basis and issue you with a monthly statement.
- ✓ We will pursue any non-payment of rent and keep you fully up to date regarding any late payment.
- ✓ Arrange any general maintenance, as required, authorised by you. Any bills will be deducted from the rent and the statement will reflect this.
- ✓ Includes our emergency out of hours contact for Tenants.
- ✓ Arrange an inspection of the property 3 months into the tenancy and approximately every 6 months thereafter. You will receive digital inspection reports with full colour photographs and full details of the property condition.
- ✓ Re-advertise the property once notice is received.
- ✓ Issue a Form 6A Notice Requiring Possession if required. This form should be used where a no fault possession of accommodation let under an assured shorthold tenancy is sought under section 21(1) or (4) of the Housing Act 1988.
- ✓ Conduct the check-out at the end of the tenancy and deal with any deductions from the tenants deposit. If a dispute arises all necessary casework will be submitted to the Tenancy Deposit Scheme. There is a charge of £60.00 should this occur.

**Comprehensive Managed Service**

Letting fee (payable for each new let and subsequent lets)	£225.00
Monthly commission	10%+VAT

*Additional services please tick if required:*

Renewal Tenancy Agreement	£ 60.00	<input type="checkbox"/>
Inventory, Photographs & 360 video	£ 75.00	<input type="checkbox"/>
Gas Safety Certificate	£ 80.00	<input type="checkbox"/>
Energy Performance Certificate (valid for 10 years)	£ 70.00	<input type="checkbox"/>
Legionnaires Risk Assessment	£ 40.00	<input type="checkbox"/>
Registering of the deposit (annual subscription)	£ 42.00	<input type="checkbox"/>
Submitting Deposit Dispute TDS	£ 60.00	<input type="checkbox"/>
Annual Income & Expenditure	£ 30.00	<input type="checkbox"/>
Electrical Safety Check (valid for 5 years)	£160.00	<input type="checkbox"/>

**\*All prices are inclusive of VAT unless otherwise stated\***

**\*No hidden charges\***

**\*No minimum monthly fee\***

We are members of a Client Money Protection Scheme and also of the following:



Find us on 

