

# *The Benefits of Property Management*

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## **What is property management and how can it benefit you as a landlord?**

Full property management is certainly worth considering if you want things as hassle free as possible. Increasingly we are finding that tenants are only considering properties to rent that are managed by an agency. This is a growing trend and we can understand why - tenants want the reassurance that if something goes wrong, it will be dealt with promptly.

Our dedicated team will work hard to get to know your property inside out. They are always available to assist with pre-tenancy preparation, day to day management, and ongoing safety checks to ensure your property is compliant with the required statutory regulations, we are also experienced at resolving more complex issues, such as deposit repayment disputes.

We know the quality and reliability of contractors and craftsmen needed for the maintenance of your investment and we ensure all works are carried out to the highest standard. Equally, we can plan future improvements and returns with you. We understand that communication is essential when it comes to your investments and we will take a proactive approach in protecting and maintaining it; with regular inspections, written reports and updates both via email and over the phone. With years of experience behind us along with professional property management qualifications we are able to advise and deal with the legal and technical aspects of tenancies such as serving of notices.

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## **Benefits & Services offered**

- Tenant screening & referencing
- Property inspections & landlord updates
- Liaising with utility companies and payment of final bills
- Registry of tenants deposits with the Deposit Protection Scheme
- Arranging and overseeing maintenance works
- Tighter rent collection process
- Notices and evictions
- Handling check out process & negotiating return of deposit
- Dealing with deposit disputes and any arising arbitration
- 24 hour help for tenants and emergency issues
- Ensure landlords comply with laws and current legislations
- Lower maintenance and repair costs
- Assistance with tax
- Key holding

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## **Fees**

Let & Management Service | 12% + VAT

Management only | 5% + VAT

Vacant Management | £150 + VAT per calendar month

\*vacant management service is recommended when your property is vacant for a long period of time. We will pay the utility bills, inspect the property once a week and arrange and oversee necessary works.