

Service Breakdown

Holding deposit	All tenancies will require 1 weeks rent as a holding deposit. This must be paid in order to secure the property and is non-refundable. This is the maximum amount permitted by law
Deposit	A deposit of 5 weeks rent will be taken against the property and held with the DPS until the end of the tenancy. We will not be able to transfer this deposit to a new property in the future or release it to you before the end of the tenancy.
Rent	Rent of one month is payable in advance of the tenancy start date
Minimum term	The tenancy is subject to a minimum term of 6 months and will be longer subject to the landlord's conditions. Please make sure your term of the tenancy is agreed prior to paying a holding deposit.
All applications must have a joint income of 2.5x the monthly rental amount, this can be spread over tenants in any combination. All applications must provide a satisfactory credit check and where possible a landlord reference. All applications should supply a copy of valid, in date photo ID and be able to satisfy right to rent checks	

Fully Managed Service	£350 + VAT tenancy set up fee 10% plus VAT per month (Includes Inventory report & Exit report)
	<p>This service is particularly useful for landlords who are not local, have family commitments, don't want the hassle of being contracted by tenants, those who are not confident in complying with changing legislation or spend large amounts of time abroad.</p> <p>This service includes:</p> <ul style="list-style-type: none"> • Market Appraisal of the property to determine monthly rental- comparable evidence provided. • All advertising including Rightmove, our website and social media • Professional details (Sherlock Homes Photography) High quality photos & video reel of the property. • Accompanied viewings to the property • Referencing of the tenant including a credit check, employment and landlord reference. (Goodlord Referencing) They can also provide rent protection insurance. • Fulfillment of tenant right to rent checks • Provision of a tenancy agreement • Deposit protection with the DPS and issue of the tenancy prescribed information • Issue of the government how to rent guide • Issue of copies of the EPC and Gas Safety • Provision of a move in pack to the tenant with copies of all information inside • Receipt and collection of move in funds and deposit • Issue of keys and signed copies to confirm receipt • Registering of new tenancy with utility supplier • Set up of standing order for payment of rent each month • Statement of expenditure • A dedicated Property Manager will look after the property and be the single point of contact for the tenants. • All of the above in the tenant find service and rent collection services • Quarterly inspections carried out at your property (or at an interval to be stipulated by you) and a detailed report sent to you. Any problems will be noted and the tenant will be given an acceptable time frame in which to rectify and the property will be re-inspected shortly after. • Local reliable network of contractors at a discounted rates are used to carry out work. If you have a home care package for your boiler please let us know and make us aware of plan numbers and contact details. 24-hour help line in the case of emergencies and numerous advice and help leaflets to assist in dealing with out of hour's maintenance works • Keeping your tenancy up to date and compliant with any legal obligations throughout the tenancy

	<ul style="list-style-type: none"> • Liaising with utility companies to arrange for the new tenants to take over through our associated tenant concierge company • Renewal of certification required during the tenancy • Renewal of tenancy when needed with existing tenants • Automatic remarketing between tenancies • Full inventory and check out reports at the end of the tenancies • End of tenancy deposit management • Issue and delivery of Section 21 and 8 notices for possession • Arranging post check out works • Deposit disputes • Annual tax return summaries • Rent reviews • Payment of contractor invoices • Monthly statements detailing the rent that has come in • The collection of rent from your tenant(s) and arranging for the balance to be transferred to you, the Landlord • Chasing of arrears if necessary • Issuing of legal notice should the tenant fall into arrears with the rent • Delivery and serving of notices on the tenant to leave • Contract Renewals <p>Additional items not included:</p> <ul style="list-style-type: none"> • Gas Safety – Gas Certification £90+VAT £108INC • EPC – Energy Certification £65+VAT £78INC • EICR - Electrical certification – Pricing Starting £166+VAT £199.20INC
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Tenant Find Service	50% of the first month rent subject to a minimum of £450+VAT
	<p>This service includes:</p> <ul style="list-style-type: none"> • Market Appraisal of the property to determine monthly rental- comparable evidence provided. • All advertising including Rightmove, our website and social media • Professional details (Sherlock Homes Photography) High quality photos & video reel of the property. • Accompanied viewings to the property • Referencing of the tenant including a credit check, employment and landlord reference. (Goodlord Referencing) They can also provide rent protection insurance. • Fulfillment of tenant right to rent checks • Provision of a tenancy agreement • Deposit protection with the DPS and issue of the tenancy prescribed information • Issue of the government how to rent guide • Issue of copies of the EPC and Gas Safety • Provision of a move in pack to the tenant with copies of all information inside • Receipt and collection of move in funds and deposit • Issue of keys and signed copies to confirm receipt • Registering of new tenancy with utility supplier • Set up of standing order for payment of rent each month • Statement of expenditure <p>Additional items post tenancy set up that are included:</p> <ul style="list-style-type: none"> • In the event that you would like the property back or the tenant to leave we will also include issue of a Section 21 Notice and give guidance on how this must be served <p>Additional Items not supplied: We can organize for you.</p> <ul style="list-style-type: none"> • Gas Safety – Gas Certification £90+VAT £108INC • EPC – Energy Certification £65+VAT £78INC • EICR - Electrical certification Pricing Starting £166+VAT £199.20INC • Contract Renewals £65+VAT £78.00INC • Inventory & check out (optional item – required in the event of deposit dispute) £180 + VAT £216INC • Any electrical certification (quote needed for this work depending on size)

Goodlord Property Let & Rent Protection Insurance

What is this type of insurance? Goodlord Property Let & Rent Protection Insurance provides you with access to telephone legal advice, along with insurance cover for legal costs and expenses should you experience one of the legal problems, or rent arrears, relating to the letting of the property covered by this policy.

What is insured?

- ✓ Rent Protection ✓
- ✓ Payment of rent arrears where your tenant is still in the property Repossession ✓
- ✓ Regaining possession of the property from the tenant ✓
- ✓ Property Damage ✓
- ✓ Disputes relating to the tenant causing damage to the property Eviction of Squatters ✓
- ✓ Eviction of someone living in the property without your permission (other than your tenant or ex-tenant)
- ✓ Contract Disputes ✓
- ✓ Disputes over buying or hiring in of any goods or services in relation to the property Rent Recovery ✓
- ✓ Recovery of rent owed by your tenant where it has been overdue for at least a month✓
- ✓ Helplines and Legal advice ✓
- ✓ Online document drafting✓

Goodlord Property Let & Rent Protection Insurance (policy document provided) Additional cost

£295.00+VAT | £354INC | 12 months full coverage *(this payment can be deducted from the first months rent)*

DAS Legal Expenses Insurance Company Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority (FRN202106) and the Prudential Regulation Authority. Registered in England and Wales. **Please ask for more details.**