



# HMO Hands-Off **Plus**

Our **Hands-Off Plus** management service ensures that every aspect of your HMO is expertly handled. Not only do we take care of tenant placement, rent collection, property maintenance, regular inspections and maintaining your property in excellent condition, to include communal cleaning and gardening, but we also deal with deposit disputes should any arise. Additionally, we keep you regularly updated with monthly statements and we conduct annual rent reviews and tenancy renewals. And you get to have access to your property info and updates comfortably through a simple mobile app.

## Our Hands-Off Plus service provides:

- Free initial consultation to determine the best rental rates and marketing strategies for your HMO
- Advertising your property on the best websites, including specialist room rental platforms
- Coordinating and conducting viewings at convenient times for tenants
- Interviewing and selecting tenants to ensure they are a good fit for the household
- Comprehensive tenant referencing, including credit and right-to-rent checks
- Full guarantor referencing and securing guarantees (where applicable)
- Preparing and signing the Tenancy Agreement
- Standard photographic room inventory
- Issuing all prescribed documents to meet legal requirements
- Lodging of tenant deposits with the Tenancy Deposit Scheme (TDS)
- Handling tenant check-ins and check-outs
- Ongoing rent collection with chasing of late rent payments
- Dealing with deposit disputes
- Monthly statement of rent received and transfer into your account
- Conducting periodic inspections with full photographic records
- Organising maintenance and repairs - no additional fees
- Arranging necessary safety certificates and EPCs
- Coordinating cleaning and gardening services as required
- Conducting annual rent reviews and tenancy renewals - no extra cost
- Access to Landlord Dashboard via mobile app

**All of the above services are included for the below charges – no hidden extras or add-ons:**

***(FOR HMOS WITH 7+ BEDROOMS GET IN TOUCH FOR YOUR PERSONALISED QUOTE)***

	Fee (No VAT applicable)
Management Fee	12%
Tenant find fee	£ 197
Admin set-up fee (one off per property)	£ 247

Our prices for safety checks and **additional services** for HMO Hands-off Deluxe Landlords are below:

	Fee (No VAT applicable)
Professional photo and video package	Quoted per property
Landlords Safety and compliance checks including Gas Safety, Boiler Servicing, PAT testing, Fire Alarm testing, Electrical Installation certification and EPCs	Quoted per certificate
Checkout of previous tenant (where room is already tenanted)	£ 97
Additional visits and services, including surveyor, council licensing, and inspections	£ 97
Serving Notice of Eviction	£ 97
Arrangement fees for works/refurbishment over £ 500	10 %

## ***Giving back with property is possible!***

By partnering with us, you will not only benefit from our top-tier property management services but also make a meaningful impact.

Multiple Sclerosis (MS) is a cause that touches us personally, and we are dedicated to supporting it.

A portion of our net profits will be donated to MS Society research and care.

Together, we can ensure your property thrives while making a difference in the fight against MS.

For more information, please visit

[www.mssociety.org.uk](http://www.mssociety.org.uk)

