



Single Let Hands-Off

Our Single Let Hands-Off management service ensures that every aspect of your property 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, but we also deal with deposit disputes should any arise. Additionally, we conduct annual rent reviews and tenancy renewals.

Our Single Let Hands-Off service provides:

- Free initial consultation to determine the best rental rates and marketing strategies for your property
- Advertising your property on the best websites
- Coordinating and conducting viewings at convenient times for tenants
- Interviewing and selecting tenants to ensure they are a good fit for your property
- Comprehensive tenant referencing, including credit and right-to-rent checks
- Full guarantor referencing and securing guarantees (where applicable)
- Preparing and signing the Tenancy Agreement
- 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
- Conducting periodic inspections with full photographic records
- Organising maintenance and repairs - no additional fees
- Arranging necessary safety certificates and EPCs
- Coordinating gardening services as required
- Conducting annual rent reviews and tenancy renewals - no extra cost

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

	Fee (No VAT applicable)
Management Fee	10%
Tenant find fee	£ 197 + inventory charge

Our prices for safety checks and **additional services** for Single Let Hands-Off Landlords are below:

	Fee (No VAT applicable)
Professional photo and video package	Quoted per property
Admin set-up fee (in case of tenanted property - one off per property)	£ 147
Landlords Safety and compliance checks including Gas Safety, Boiler Servicing, PAT testing, Fire Alarm testing, Electrical Installation certification and EPCs	Quoted per certificate
Arrangement fees for works/refurbishment over £500	10 %
Additional property visits & services including surveyor visits and inspections	£ 97
Serving Notice of Eviction	£ 97

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

