

Rental Service Options

At Piper Stafford, we offer our own unique and tailored approach to best suit your letting's requirements. As an independent agent, we have the flexibility to provide a truly bespoke service.

With over a decade's experience in the industry, our highly trained and qualified team started off working in the bustling London market and have several years of experience and knowledge working in Bedfordshire and Hertfordshire.

We believe dealing with property proactively is the key and effective management, communication and customer service is of the highest importance.

Piper Stafford are ARLA associated and on hand to assist with all areas of your Lettings and Property Management.

Marketing Only: Fee: £200 (plus vat)

For the landlord who would like a platform to be able to list their property but would like to carry out their own viewings and manage the process of the let themselves. This service includes photos, property details and the listing on Rightmove. Any additional services such as referencing would be subject to an additional fee. Please speak to your agent for further details.

- Photos & Property Details
- Advertising and Online Marketing
- Viewing Bookings & Feedback
- Negotiation and Handling of Offers

Let Only: Fee: £760 (plus vat)

We will market the property, carry out viewings and communicate offers to you. Once a suitable tenant is found we will handle all paperwork, references, agreements etc and organise the move in process. Once your tenant has moved in you will manage the property from there. Should you require any further assistance after this point we are also on hand to give further guidance and assistance.

- Photos and Property Details
- Advertising and Online Marketing
- Viewing Bookings and Accompanied Viewings
- Negotiating and Handling of Offers
- Pre - Tenancy Documentation, Right to Rent Checks and Compliance Checks
- Tenant Referencing, Issuing of Tenancy Agreements
- Collection of Initial Rent and Deposit
- Deposit Registration

Rent Collection: Fee: 10% (plus vat) £200 set up fee.

We will ensure the marketing, tenant finding and moving process runs smoothly, then as an added measure we can collect the rent and chase up any possible arrears for your peace of mind.

- Photos and Property Details
- Advertising and Online Marketing
- Viewing Bookings and Accompanied Viewings
- Negotiating and Handling of Offers
- Pre -Tenancy Documentation, Right to Rent Checks and Compliance Checks
- Tenant Referencing, Issuing of Tenancy Agreements
- Deposit Registration
- Rent Collection, Statement and Arrears Management

Full Management: Fee: 12.5% (plus vat) and £200 set up fee

For complete ease let us manage the whole process from start to finish and see to all maintenance and on-going compliance with your property. This really is a stress - free solution to looking after your asset.

- Photos and Property Details
- Advertising and Online Marketing
- Viewing Bookings and Accompanied Viewings
- Negotiating and Handling of Offers
- Pre -Tenancy Documentation, Right to Rent Checks and Compliance Checks
- Tenant Referencing, Issuing of Tenancy Agreements and 'How to Rent' Guides
- Collection of Initial Rent and Deposit
- Deposit Registration
- Rent Collection, Statement and Arrears Management
- Landlord and Tenant Portal
- Dedicated Property Manager
- Repair Support
- Management of Routine Repairs and Maintenance
- Access to Panel of Fully Vetted Contractors
- Periodic Inspections and Report
- Rent Reviews and Negotiations
- Handling of Deposit Disputes
- Landlords Rent and Legal Protection Insurance

Renewals:

Fee: £75 (plus vat) per renewal.

Additional and Optional Services (examples listed below):

all subject to a third - party fee, please speak to us for quotes

- Rent and Legal Protection Insurance
- Gas Safety Certificate (CP12 Certificate)
- Electrical Safety Certificate (EICR)
- Portable Appliance Test (PAT)
- Energy Performance Certificate (EPC)
- Legionnaires Risk Assessment
- Inventory
- Check In
- Check Out
- Tenancy Cleaning