

Rental Service Options

We offer a unique and tailored approach to best suit your letting's requirements.

As an independent agent we have the flexibility to be able to offer a truly bespoke service.

With over a decade's experience in the industry, our highly trained, industry qualified staff have worked within the bustling London market and we also have several years expert knowledge in the local area.

We see that dealing with property proactively is the key and effective management, communication and customer service is of utmost importance to us.

Marketing Only:

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.

Fee: £200 (plus vat)

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

Let Only:

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.

Fee: £625 (plus vat)

- 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:

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.

Fee: 6.5% (plus vat) £200 set up fee.

- 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:

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.

Fee: 9% (plus vat) and £200 set up fee

- 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