



Managed Service Vs Let Only

We provide two services for prospective landlords-

Managed Service and Let Only Service

Our fully Managed Service includes:-

- Carry out a complimentary initial inspection, present market appraisal and rental valuation guide
- Prepare property particulars, ready for presenting to suitable applicants by email and telephone, advertising on our Property Power website and advertising on Rightmove
- Erect "To Let" board within 48 hours
- All viewings to be accompanied by a representative of Property Power
- Complete a full credit check and interview prospective tenants thoroughly
- Compile an inventory for the property, a copy of which will be forwarded to you
- Prepare Tenancy Agreement and serve the appropriate notices in accordance with the 1988 Housing Act
- A deposit of one and a half months rent will be collected and retained as a deposit to be held by the Deposit Protection Service (DPS) Two months' rent will be collected if a pet is housed at the property
- Written confirmation of tenants details to be provided to the major utilities
- Carry out periodic inspections, place report on file and forward a copy to the landlord
- Organise for repair / maintenance of the property within guidelines agreed with the landlord
 - Monthly statements providing details of rental income, management fees, VAT and payment made
- A move out inspection two weeks prior to tenants vacating
- Meter readings taken at Move In and Move Out

Our Let Only service includes:-

- Carry out initial inspection, present market appraisal and rental valuation guide
- Prepare property particulars, ready for presenting to suitable applicants by email and telephone, advertising on our Property Power website and on Rightmove
- Erect "To Let" board within 48 hours
- All viewings to be accompanied by a representative of Property Power
- Interview prospective tenants and request an initial application fee, prior to taking up relevant references

- Compile an inventory for the property, a copy of which will be forwarded to the landlord
- Prepare the Tenancy Agreement and serve the appropriate notices in accordance with the 1988 Housing Act
- Written confirmation of tenants details to be provided to the major utilities
- A deposit of one and a half months rent will be collected and retained as a deposit to be held by the Deposit Protection Service (DPS) Two months' rent will be collected if a pet is housed at the property

Our Fees – Managed Service

Management fees are 10% per month + VAT on the monthly rental income

The new tenancy Set Up fee will be £295.00 + VAT deductible from the first month's rent

The fee for registering and managing the tenant's deposit with the Deposit Protection Service is £50.00 + VAT

Renewal of an existing tenancy will be £60.00 inc VAT for 6 month's which is deductible from the monthly rental income or £80.00 inc VAT for 12 month's (subject to mortgage conditions)

Our Fees – Let Only

Fees for our let only service are £495.00 + VAT

We operate a 'No Let – No Fee' service

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