

Let only Service includes:

The service is ideal for Landlords who wish to oversee the ongoing management of the property and collect the rent themselves:

- **We will Pro-actively market your property**
- **Arrange viewings of property**
- **Provide you with Client feedback from viewings with prospective Tenants**
- **Complete stringent reference and financial checks based on three years history of any applicant and if necessary obtain a Guarantor**
- **Ensure each applicant has a Tenants Passport provided by the Local Council**
- **Complete all of the required Safety checks on your behalf unless otherwise instructed or found not to be necessary the following will be undertaken: Gas Safety Check, Portable Electrical Appliance Test and Electrical Wiring Check**
- **Complete the Inventory of the schedule for the contents and condition of the property with accompanying dated digital photographs**
- **Inform the relevant utility services and the Local Authority of the change in occupancy**
- **Create the legal Tenancy Agreement provided by ARLA (Association of Residential Letting Agents).**
- **Collection of rent will be paid to you by BACS**
- **Register the deposit paid by the tenant with TDS (Tenancy Deposit Scheme) ensuring your compliance with the Housing Act 2004**
- **Advice on the presentation of your property**