

	BRONZE LET ONLY	SILVER RENT COLLECTION	GOLD MANAGED	PLATINUM MANAGED WITH RENT PROTECTION
Property appraisal and rental valuation	✓	✓	✓	✓
Marketing and advertising	✓	✓	✓	✓
Source suitable tenants	✓	✓	✓	✓
Accompanied viewings and feedback	✓	✓	✓	✓
Take up references and credit checks	✓	✓	✓	✓
Tenant Right to Rent checks	✓	✓	✓	✓
Draw up tenancy agreement	✓	✓	✓	✓
Inventory and statement of condition	✓	✓	✓	✓
Collect deposit and first month's rent	✓	✓	✓	✓
Signing of the tenancy agreement and issuing all documents as per the Prescribed Requirements (England) Regulations 2015	✓	✓	✓	✓
Notify Council Tax, electricity, gas and water of move in	✓	✓	✓	✓
Register deposit with TDS		✓	✓	✓
Rent collection and payment to landlord		✓	✓	✓
Monthly itemised statement to landlord		✓	✓	✓
Chase any arrears		✓	✓	✓
Non-resident landlord tax certificate		✓	✓	✓
Conduct regular property inspections			✓	✓
Arrange routine servicing and maintenance			✓	✓
Advise on any repairs required			✓	✓
Arrange emergency repairs			✓	✓
Arrange mandatory safety checks			✓	✓
Deal with tenant issues and queries			✓	✓
Deal with tenancy renewals and rent reviews			✓	✓
Deal with serving and receiving notices			✓	✓
Remarketing at end of tenancy			✓	✓
Oversee tenant check-out			✓	✓
Notify Council Tax, electricity, gas and water of move out			✓	✓
Arrange deposit return			✓	✓
Annual Gas Safety Check Included				✓
End of year tax statement				✓
Rent and Legal protection				✓
Priority Monthly Payment				✓

* Where a service is not included in a package this may be available at an additional cost. Please contact one of the Lettings Team