



ANSLOWS

Lettings & Property Management Service

<i>Service you Receive</i>	<i>Managed</i>	<i>Let Only</i>
Fully regulated letting agent with client money protection	✓	✓
Free Market Rental Appraisal by a qualified lettings specialist	✓	✓
Advice on current legislation and property requirements	✓	✓
Co-ordination of Electrical Wiring Report & Gas safety (as required)	✓	✓
Advertising on the market leading website Rightmove, and on my own bespoke site www.anslows.co.uk	✓	✓
Matching to my database of potential tenants	✓	✓
Arranging of viewings to suit prospective tenants.	✓	✓
Comprehensive inventory with full colour photographs of your property and garden.	✓	✗ Available at an additional cost of £50
Full landlords & employers reference (when applicable) & credit checks on potential tenants and guarantors.	✓	✓
Accompanied checkin at the property with meter readings and inventory guide.	✓	✓
Drawing up tenancy agreements and pre tenancy prescribed information.	✓	✓

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Registering of deposit with the Tenancy Deposit Scheme	✓	✗ Available at an additional cost of £30
Transfer of Water and Council Tax	✓	✓
Comprehensive Rent Guarantee (subject to referencing)	Available at reduced cost of £15 per month	✗ Available at an additional cost of £20 per month
Photography	✓	✓
Property 'checkout' report, photographs, Dilapidations, and deposit return	✓	✗ Available at an additional cost £150
Property visit after initial 3 months, with written report and photos (as required)	✓	✗ Available at an additional cost
Rent collection and arrears control. Monthly detailed statement and annual rent adjustments.	✓	✗
Co-ordination of maintenance issues with qualified and trusted trades people.	✓	✗
Rental 'health check' at the end of each tenancy.	✓	✓
Liaising with Tenants and Landlords two months prior to expiry date, to allow forward planning.	✓	✗
COSTS: Set up fee (% is of the 1st months rent)	60% Minimum £300 (e.g. rent £600 fee £360)	85% Minimum £400 (e.g. rent £600 fee £510)
<i>Monthly fee on a managed property 10% (e.g.rent £600 monthly fee £60.00)</i>		
PLEASE NOTE - NO VAT IS CHARGED	NO VAT	NO VAT