



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 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 charge 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	✓	✓
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 £350 (e.g. rent £600 fee £360)	1 months rent Minimum £450 (e.g. rent £600 fee £600)
<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