



# ANSLOWS

## *Lettings & Property Management Service*

<b><i>Service you Receive</i></b>	<b><i>Managed</i></b>	<b><i>Let Only</i></b>
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 <a href="http://www.anslows.co.uk">www.anslows.co.uk</a>		
Matching to my database of potential tenants		
Arranging of viewing to suit prospective tenants.		
Comprehensive inventory with full colour photographs of your property and garden.		
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		

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Registering of deposit with the Tenancy Deposit Scheme	✓	Ask for details
Transfer of Water and Council Tax	✓	✓
Comprehensive Rent Guarantee (subject to referencing)	✓	✗ Available at an additional cost
Photography	✓	✓
Property 'checkout' report, photographs, Dilapidations, and deposit return	✓	✗ Available at an additional cost
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.	✓	✗
<b>COSTS:</b> Set up fee (% is of the 1st months rent)	50% Minimum £300	80% Minimum £400
<b>PLEASE NOTE - NO VAT IS CHARGED</b>	<b>NO VAT</b>	<b>NO VAT</b>