

# LANDLORD SERVICE PACKAGES

Century 21 Preston and Southport

		FULLY MANAGED 12% of the monthly rent and £240 as a tenancy set up incl VAT	RENT COLLECTION 9.6% of the monthly rent and £240 as a tenancy set up incl VAT	TENANT FIND One month rent* as a one-off tenancy set up
PREPARE PROPERTY FOR SUCCESS	PROPERTY INSPECTION, LEGAL COMPLIANCE AND METER READINGS	✓	✓	✓
	PHOTOGRAPHY AND MARKETING ONLINE AND IN BRANCH	✓	✓	✓
	ACCOMPANIED VIEWINGS	✓	✓	✓
	BRANDED CLIENT EXPERIENCE	✓	✓	✓
CHECKING IN THE RIGHT TENANT	FULL TENANT REFERENCING WITH CREDIT CHECKS	✓	✓	✓ **
	TENANT AGREEMENT SIGNED (AND GUARANTOR IF REQUIRED)	✓	✓	✓
	TENANCY DEPOSIT (COLLECTION, REGISTRATION AND RELEASE) AND FIRST MONTHS RENT COLLECTION	✓	✓	✓ **
	FIRST MONTHS OWNERS STATEMENT	✓	✓	✓
DURING THE TENANCY	MONTHLY RENT COLLECTION AND ARREARS MANAGEMENT	✓	✓	
	MONTHLY RENT ALLOCATION AND DISTRIBUTION	✓	✓	
	MONTHLY OWNER STATEMENTS	✓	✓	
	PAYMENT OF INVOICES	✓	✓	
	GUARANTEED RENT PROTECTION	✓		
	ROUTINE VISITS	✓		
	GENERAL MAINTENANCE EMERGENCY MAINTENANCE	✓		
	ELECTRICAL AND GAS SAFETY RENEWAL NOTICES	✓		
	ONLINE MAINTENANCE REPORTING	✓		
	NON-RESIDENT LANDLORD TAX MAN-AGEMENT	✓		
	24/7 TENANT ASSISTANCE	✓		

\* Tenant find, minimum fee of £720.  
\*\* May incur additional charges.

ADDITIONAL COSTS incl VAT	
INVENTORY	Price on application
CHECK OUT	£120
ENERGY PERFORMANCE CERTIFICATE	£100 (if required)
GAS SAFETY CERTIFICATE	£100 (if required)
EICR REPORTS	Upon consultation
LEGIONELLA RISK ASSESSMENT	£60
FITTING SMOKE/ CARBON MONOXIDE ALARMS	Upon consultation
TENANCY RENEWAL	£120
RENT GUARANTEE & LEGAL PROTECTION	£20 per month
LET ONLY LEGAL SERVICE	£100 (tenant find only)
LOST KEYS OR OTHER SECURITY ITEMS	£20 + item cost
COURT ATTENDANCE	£250