

GOLD SERVICE

We will deduct a letting fee of 75% off the first month's rental and then 14% of the monthly rental amount from month two onwards.

GOLD is for our landlords who require a full management package. Bright Fox provide a dedicated property manager & guarantee a 24-hour response time to any issue. We secure quality tenants & ensure that rental payment dates are met. GOLD gives you an exceptional level of service that maximises your rental income and maintains the value of your property.

The Service Includes:

- A bespoke analysis of the properties for rent in your area detailing rental expectations & marketing timelines.
- An accurate and optimistic valuation of your property.
- Comprehensive marketing on main property portals.
- We carefully screen all potential tenants & undertake comprehensive references & credit checks. Please note each reference cost is either £50 or £65 pp depending on whether a basic or enhanced check.
- All viewings will be accompanied.
- We provide you with your own personal property manager who knows your property and will be your primary point of contact.
- We establish a trusting & honest relationship with your tenants.
- We will draw up a Tenancy Agreement to meet all your requirements.
- We will liaise with the tenant regarding the payment of funds & scheduling the check in.
- We will place their deposit into a secure scheme, The Tenancy Deposit Scheme.
- We will arrange the inventory, schedule of condition & the check-in with an established property inventory management company - NoLettingGo. See *separate fee schedule*.
- We will collect rental payments, pay contractors on your behalf & you will receive a statement each month outlining all income and expenditure.
- Tenancy Renewals and one Annual Property Inspection free of charge.
- We use trusted & quality contractors for any work required and take no commission on any works whatsoever.
- We provide you with an annual spreadsheet with all the management income and expenditure as well as all your tax-deductible expenses for your returns to the HMRC.
- We offer advice to ensure your property is compliant with Gas Safety, Furniture and Furnishing Regulations, Electrical Equipment Safety, Disability Discrimination Act as well as Housing Health and Safety and Legionella. Please note that any improvements needed will be at the cost of the Landlord.
- We arrange renewals, check-outs, re-advertising & re-letting to new tenants.

Bright Fox Lettings and Property Management LTD

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