



SILVER COLLECT SERVICE

We will deduct a letting fee of 75% of the first month's rent & then 10% of the monthly rental amount from month two. There is no VAT payable.

SILVER COLLECT is all about exceptional service & revenue protection. Including all the benefits of **SILVER** service, our **SILVER COLLECT** service includes monthly rental collection, monthly statements to support your tax affairs, puts into place any late rental payment processes & implements process to recover any rent arrears.

SILVER COLLECT is for those who are happy to manage their own properties but prefer additional revenue protection. Please note that is not an insurance policy.

What is included: -

- 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 property portals.
- Screening of all potential tenants & comprehensive references & credit checks. Please note that references cost between £50 and £75 depending on whether you select the basic or enhanced option.
- All viewings will be accompanied.
- We establish a trusting & honest relationship with your tenants.
- We will draw up a standard Tenancy Agreement to meet all your requirements.
- We will liaise with the tenant regarding the payment of funds & scheduling the check in. *See separate fee schedule for inventory company.*
- We will place their deposit into a secure scheme, The Tenancy Deposit Scheme.
- We will collect rental payments & you will receive a statement each month.
- We will chase any rental arrears & implement the process and protocol to recover any monies owed to you.
- We offer advice to ensure your property is compliant with Gas Safety, Furniture and Furnishing Regulations, Electrical Equipment Safety and Legionella. Please note that any improvements needed will be at the cost of the Landlord.

Bright Fox Lettings and Property Management
52 High Street Royal Tunbridge Wells KENT TN1 1XF

Company Number 9192653

T: 01892 544453 / M: 07942 949033
info@brightfoxlettings.co.uk www.brightfoxlettings.co.uk