



SILVER SERVICE

We will deduct a letting fee of 75% of the monthly rental attained.

No Vat is payable.

Our **SILVER** service is a let only service which enables you to maximise your rental income & provides you with peace of mind by placing quality & reliable tenants in your property. SILVER is best suited to those that have experience in property management, are up to date with all legislation and confident in establishing & managing positive relationships with the tenants.

What is included: -

1. A bespoke analysis of the properties for rent in your area detailing rental expectations & marketing timelines.
2. An accurate and optimistic valuation of your property.
3. Comprehensive marketing on property portals.
4. We screen all potential tenants & undertake references & credit checks. *There is a nominal charge to the landlord for third-party referencing of £75 or £100 pp based on the level of reference - basic or enhanced.*
5. All viewings will be accompanied.
6. We will draw up a standard Tenancy Agreement to meet all your requirements.
7. We will liaise with the tenant regarding the payment of funds for the holding deposit and first month's rent.
8. We will transfer the first month's rent to you and issue you with a statement.
9. We will place their deposit into a secure scheme, The Tenancy Deposit Scheme. Please note that to return the deposit at the end will be £50.
10. 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.

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