

Services Offered

We are open 7 days a week

Advertise on major portals including BOTH **rightmove**  **Zoopla** www.martinallsuch.co.uk

Accompanied viewings by our professional full time agents

Preparation of detailed particulars of property

Forward offers immediately when received

Comprehensive referencing by Homelet Tenant Referencing of each tenant to include ;

- Credit check
- Employment and financial suitability
- Current residency check
- Right to rent in the UK (obtaining of ID of each tenant)

If a Guarantor is required, comprehensive referencing is carried out by Homelet Referencing and a legally binding Guarantor document is prepared

Reference report will be provided together with a 6 month Rent Guarantee Policy with NO EXCESS including all legal fees and an eviction guarantee to rely on

Preparation of Tenancy Agreement between Landlord and Tenant

Collection and protection of the dilapidations deposit with the Deposit Protection Service (Government Scheme)*



We will provide :

- Copy of the Assured Shorthold Tenancy Agreement
- Statement with income and expenditure
- A commission fee note for our services
- Copies of letters sent to the utility companies
- Copy of the signed Guarantor form (if applicable)

Pre-agreed maintenance, if required

- Gas Safety Inspections
- ECIR & PAT electrical testing
- A risk assessment for Legionnaires disease
- Pre-tenancy cleaning
- Repairs to ensure your property is ready for your tenants - Legally and cosmetically

Comprehensive Inventory and Schedule of condition report including photographs and meter readings where available *



Services Offered

Issuing of the required notices for possession, arrears, breach or notice to quit *

Submitting rent reviews to ensure you are getting market rent

Negotiate renewals with existing tenants

At the end of the tenancy :

- Arranging the check-out report with photographs and meter readings where available
- Negotiating any deposit retentions if applicable
- Management of any void period

IF YOU REQUIRE FULL MANAGEMENT ON YOUR PROPERTY - The below services are available

We have a panel of contractors and service providers who are available and competitively priced. However, if you prefer to use your own contractors, we will liaise with them on your behalf

Collection of rent if you require management, inclusive of chasing arrears

Monthly statements with Income and Expenditure

Personal inspection of the property and contents on request *

Dealing with insurance companies on your behalf in the event that there is damage to the property

* indicates additional fee applies



Martin Allsuch & Co www.martinallsuch.co.uk

3 High Street, Elstree, Borehamwood, Hertfordshire, WD6 3BY

email - lettings@martinallsuch.co.uk tel - 0208 953 5009