



## **Easy Lettings (Birmingham) Ltd** **Sales, Lettings & Management**

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## **Let Only and Management Services**

**EASY LETTINGS OFFER AN EXCELLENT 'LET ONLY SERVICE' AND A 'MANAGEMENT SERVICE' FOR LANDLORDS AND PRIVATE BUSINESSES.**

### **Our Let Only Service Includes:**

- ❖ A widespread marketing and advertising program:
  - A descriptive piece highlighting the features of the property which is then handed out to students and professionals.
  - An advertisement on our websites and property list.
- ❖ Preparation of tenancy agreements in conjunction with statutory guidelines for landlords and students.
- ❖ Applications processed with appropriate credit checks/references and guarantors.

**Let Only Service Fees:** 50% of one month's rent plus VAT.

### **Our Management Service Includes:**

- ❖ All the services included above.
- ❖ Full maintenance on the property as and when required to be carried out by our own professional maintenance team within 48 hours.
- ❖ A full inventory of the property.
- ❖ Completing any outstanding paperwork and obtaining certificates on behalf of the landlord including gas, electrical and fire alarm safety certificates.
- ❖ If required obtaining a statutory HMO license for the property and carrying out the maintenance work.
- ❖ Contacting the City Council regarding council tax.
- ❖ Meter readings taken at the beginning and end of the tenancy.
- ❖ Regular checks at the property including mid-tenancy inspections.
- ❖ The collection of rent throughout the tenancy period which will be forwarded to the landlord settling any outstanding accounts.
- ❖ A final inspection and inventory report carried out to ensure efficient conclusion of the tenancy and returning deposit monies minus any amount outstanding.

**Management Service Fees:** 40% of the first months rent plus VAT and then 10% of the following monthly rental income plus VAT.

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