

	Tenant Find	Rent Collection	Full Management
Free rental appraisal	✓	✓	✓
Advice on legal obligations	✓	✓	✓
Marketing details	✓	✓	✓
Professional photographs & floorplan	✓	✓	✓
Marketing through all offices	✓	✓	✓
Local advertising	✓	✓	✓
Listing on Rightmove and Zoopla	✓	✓	✓
Accompanied viewings	✓	✓	✓
Tenant referencing & identity verification	✓	✓	✓
Tenant Right to Rent check	✓	✓	✓
Pre-tenancy safety checks	✓	✓	✓
Preparation of tenancy agreement	✓	✓	✓
First month's rent collected	✓	✓	✓
Deposit collected	✓	✓	✓
Deposit registered with DPS		✓	✓
Monthly rent collection		✓	✓
Monthly statement of account		✓	✓
Annual statement for accountant		✓	✓
Key holding service			✓
Annual rent review & rent increase notice			✓
Regular property visits with a comprehensive report			✓
24-hour emergency contractor			✓
Access to a panel of vetted contractors			✓
Arrange quotes for works, repairs, and maintenance			✓
Arrange Gas Safety/Electrical Checks			✓
Handle all tenant queries			✓
Updates on legislation			✓
Utilities transferred			✓
Management float retained			✓
Serving of notices			✓
Checkout report			✓
Deposit negotiations			✓
Arrange renewals & tenancy agreement			✓
Arrange safety certificates			✓