



The smart choice for letting in Bristol

 0117 9 142 556

 Office@bristol-local-lets.co.uk

FullManagement

£150 set up fee & 10% per month

A full, professional management service from Bristol Local Letting Centre. 10% a month will get you all the benefit of all our years of experience working in the rental industry.

We will care for your property & your tenants, & of course, rent guaranteed as standard*.

Including the Let Only Service at a flat rate of £150 +vat.

- Market appraisal.
- Marketing of the property.
- Information on Compliance with regulations.
- Accompanied viewings.
- Tenant referencing.
- Tenancy agreement.
- Placing the deposit in deposit DPS.
- Advising tenants in writing of deposit scheme within the statutory framework.
- Standing Order.
- Tenant Pack.
- Landlord Pack.
- Collecting monthly rent and passing on to the landlord subject to terms.
- Monthly rental statements.
- Writing to tenants if they fall into arrears after 7 days of arrears.
- Rental indemnity insurance.
- Includes serving notices and gaining possession in unlikely event of court action being taken.
- Liaison with landlord and tenant regarding parties intentions at end of fixed term.
- No renewal fees in event of further fixed term being required.
- Serving of notices to end the tenancy.
- Co-ordination of renewal of tenancy.

All of the above, including inventory, check-in & check-out, plus:

- Dealing with day-to-day repairs and maintenance.
- Arranging for renewal of gas and electric safety checks and EPC.
- Transferring utility accounts and council tax into tenant's name.
- Periodic inspections.
- Schedule and cost of damages at the end of the tenancy.
- Arbitration of disputes.
- Co-ordination and extension of the tenancy, or roll over to periodic.

Don't waste a second, call now!

*subject to terms

CREATE Centre, Smeaton Road, Cumberland Basin, Bristol, BS1 6XN

