

PROPERTY MANAGEMENT INFORMATION



FULL MANAGEMENT SERVICE

A fully managed service takes all the work and worry away from you as a Landlord. You'll have peace of mind over the legal issues, the rent being paid and the tenant being looked after. Bell Watson will be the point of contact for your tenants so you also avoid the stress of late night phone calls, maintenance calls and property inspections.

MANAGEMENT CHARGE

Standard commission charges are:

12% of the rent collected + VAT based on a monthly account to you.

There is an initial tenant set up fee of £300 + VAT (£360 inclusive of VAT) and the minimum management term is 12 months.

This charge includes:

- Advising on rental values and market conditions
- Dedicated Lettings Team
- Provision of the To Let board
- Advertising on www.bellwatson.co.uk www.zoopla.co.uk www.facebook.com
- Accompanied viewings
- Arrangement of references
- Preparation of detailed Inventory and Schedule of Condition with photographs
- Preparation of Tenancy Agreements
- Provision and service of relevant pre-tenancy documents
- Signing-in of tenant
- Advising utility providers of changes of occupier
- Right to Rent checks
- Collection and payment of rent due
- Pursuing non-payment of rent and providing advice on rent arrears
- Carrying out of periodic inspections
- Organisation of maintenance repairs
- Service of statutory notices
- Signing-out of tenant
- Negotiation/settlement of post-tenancy disputes

ADDITIONAL SERVICES (if required)

- Energy Performance Certificate £85 (including VAT)

**ESTATE AGENTS – VALUERS
CHARTERED SURVEYORS**

Office at:-

BRIGG

66 Wrawby Street

BRIGG

North Lincolnshire

DN20 8JE

T: 01652 655151

E: brigg@bellwatson.co.uk



RICS

the mark of
property
professionalism
worldwide

Bell Watson & Co Limited
Registered in England and Wales
Registered Office: 66 Wrawby Street, Brigg,
North Lincolnshire, DN20 8JE.
Company Number 06966294
VAT No. 928716688
Regulated by the RICS

LET ONLY SERVICE

A let only service is for you if you would prefer to look after the day-to-day management and general maintenance of property. We find your tenant and you deal with legal and safety requirements, management, rent collection and rent arrears should they occur. The tenant will be given your address and phone numbers so they are able to contact you directly with issues during their tenancy.

LET ONLY CHARGE

We will charge you the first months rent plus VAT for the finding of a tenant/tenants

This charge includes:

- Advising on rental values and market conditions
- Dedicated Lettings Team
- Provision of the To Let board
- Advertising on www.bellwatson.co.uk www.zoopla.co.uk www.facebook.com
- Accompanied viewings
- Arrangement of references
- Preparation of detailed Inventory and Schedule of Condition with photographs
- Preparation of Tenancy Agreements
- Provision and service of relevant pre-tenancy documents
- Signing-in of tenant
- Right to Rent checks
- Collection of first months rent

ADDITIONAL SERVICES (if required)

- Holding the deposit in the Government required Tenancy Deposit Scheme (TDS) - £50 + VAT (£60 inclusive of VAT)
- Energy Performance Certificate £85 (including VAT)
- Preparation of detailed Inventory and Schedule of Condition with photographs - £150 + VAT (£180 inclusive of VAT)
- Property Inspection and report - £100 + VAT (£120 inclusive of VAT)
- End of Tenancy Report complete with photographs - £200 + VAT (£240 inclusive of VAT)