











Fully Managed Letting Service (599 incl vat Plus 45 per month) (45 GBP)



Location **Wales, Gwent**
<https://www.freeadsz.co.uk/x-552093-z>

Ongoing property management service (£599 incl vat Plus £45 per month)
 Our Fully Managed Letting Service makes life easy. R & R Everyday Letting Agency Complete service plus ongoing property management for a hassle free tenancy. On average we save landlords £458.
 For all questions and answers related to the Fully Managed Lettings service (Read Below)
 Property advertising: Your property will be listed on the UK's property portals, Righmove, Zoopla, House Ladder, Home.co.uk and many more....
 Viewings: After your new tenants have passed referencing, we'll handle the paperwork including the tenancy agreement, deposit registration, initial rent collection and standing order mandate..
 Easy to manage: R & R Letting puts you in control of the letting process, helped along the way by our experts & online console.
 Referencing: We ensure the tenants you've picked pass our stringent referencing tests before they move in. If you choose our Referencing pack
 Paperwork: After your new tenants have passed referencing, we'll handle the paperwork including the tenancy agreement, deposit registration, initial rent collection and standing order mandate
 Deposit collection and registration: It is a legal requirement that a tenant's deposit is registered with a government approved scheme. We will do this on your behalf.
 First month's rent collection and standing order mandate: We can also arrange for the collection of the first month's rent and set up the standing order for payment to you going forward.
 Professional Photography and Floor plans: Our expert property photographer will make sure your property stands out from the crowd. Plus, they're yours, so you can use them again and again for future

advertising
 Do I get professional photos and floor plan in this package?
 Yes and they're yours to keep!
 How do I pay the property management fees?
 The property management fee will be deducted straight from the monthly rental income and the remaining balance will be transferred over to you.
 What happens in an emergency?
 We have emergency contractors on call for those unexpected problems like burst pipe or broken

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window.

Who deals with maintenance and repair requests?

We will deal with all maintenance issues and repairs reported by the tenant.

How are repairs and maintenance paid for?

If a repair or maintenance job is under £250 to carry out, we will go ahead and then invoice you in your rental statement. For repairs over £250, we will give you a no obligation quote.

Where will my property be advertised?

We advertise properties on all the major lettings portals including Rightmove, Zoopla and Prime Location. We also advertise on smaller portals that are local to your property.

How are the tenant enquiries handled?

We have a management system, which means as soon a tenant requests more details about your property, we'll notify you via email and text message straight away.

What happens if my tenant stops paying rent?

If a tenant stops paying rent, we will contact the tenant to deal with what's gone wrong and if it cannot be quickly rectified, we can advise you on the best course of action to take.

Can you carry out referencing once I've found tenants?

Yes, referencing costs £75 (£62.50 + VAT) charged to the tenant (cost per tenant). We can also reference guarantors, if they're required.

Do I get a tenancy agreement?

Yes, a comprehensive, bespoke, ARLA approved tenancy agreement will be created according to your specifications.

Who registers the deposit?

We register the deposit through the DPS, TDS, or MyDeposit and keep it safe in our client account until the tenant moves out. We also have client money protection and a dedicated account.

Will you arrange a gas safety check?

We can arrange for the gas safety check to be carried out, for £99 (£82.50 + VAT) , by a Gas Safe registered engineer before the tenants move in, and the subsequent annual inspections to ensure the gas supply is safe.

Who informs the utility providers and local council when my tenant moves in?

We will contact the utility providers (water, gas, electric) and local council to give them the new tenant's details and the move-in date. The tenant will be contacted directly by the relevant providers to set up a payment plan.

How will the rent be collected?

When the tenancy is set up, we will request a standing order be put in place by the tenant to ensure your rent is paid on the agreed date every month.â€‹

Get started with our Fully Managed Letting Service

Hassle-free property management for just £45 per.