

Service	INT 3wk +VAT Min fee £600+VAT	L&R 12% inc.VAT	F/M 14% inc.VAT
Marketing of your property across the entire Mishon Mackay network and including high quality web marketing across all major portals.	✓	✓	✓
Accompanied viewings by our negotiators, six days a week, pre-arranged with any tenants or occupiers.	✓	✓	✓
Regular personal feedback from a senior negotiator as to completed viewings, web analytics and bespoke marketing updates to capture the right profile and target market.	✓	✓	✓
All offers to be submitted via email/phone for you to decide.	✓	✓	✓
Conduct Right to Rent checks.	✓	✓	✓
The comprehensive referencing of all tenants (where required)	£	£	£
Comprehensive of referencing for all guarantor (if required) as well as drawing up and distributing the Guarantor Agreement.	£	£	£
Management of any pre-agreed maintenance to include Gas Safety Inspections, ECIR and PAT electrical testing, Legionnaires risk assessment, pre-tenancy cleaning and repairs to ensure your property is both legally and cosmetically ready for tenancy occupation. (Please note additional costs will apply for such works.)	✓	✓	✓
Collection of the pre-advised dilapidations deposit		✓	✓
Protection of the dilapidations deposit in The TDS to ensure the safe return of your property and contents and appropriate claim at the end of the tenancy. The Deposit will be fully protected for the duration of the tenancy.	✓	✓	✓
Set up of Assured Shorthold Tenancy Agreement between both parties.	£	£	£
Full professional report on your property and its contents, fixtures and fittings, to strengthen any later claim from the dilapidations deposit if applicable.	£	£	£
Testing & Installation where applicable of smoke & CO2 alarms.	£	£	£
Negotiating with the tenant as to the day to day property issues and repairs that may arise, working closely with you as the Landlord. We have a range of specialist tradespeople and service providers who are available fully insured and competitively priced. We will also work with your preferred (insured) contractor by request.		£	✓
Out-of-hours emergency contact number available for our tenants to ensure any urgent maintenance is rectified without delay.			✓
Submitting a regular statements showing income and expenditure. Manage any rental arrears if relevant.		✓	✓
Submitting renewals and advising on rent reviews as per market conditions, to ensure your investment is maximised.		✓	✓
Twice yearly visits to isolate any obvious tenancy breaches or dilapidations/maintenance, to include a comprehensive report and photographs	£	£	£
Issuing of the required notices to terminate your tenancy as instructed.		✓	✓
Arranging the successful check out of the tenant subject to notice. The cost of the check will apply		✓	✓
Release of the deposit from the TDS upon your instruction where no retention applied.		✓	✓
Negotiating any deposit retentions required for damage, rental arrears or tenancy breaches. (Tenant approval required in writing)		£	✓
Negotiating the deposit release via the TDS in the event of dispute. Our experienced property managers are specially trained to use their extensive knowledge of housing law and deposit protection legislation and case research to see a claim through to a successful conclusion and payment.		£	✓