



GREATLETS
RESIDENTIAL LETTINGS

LANDLORD SERVICES



We are Proactive. We are Local. And we are managed by Landlords.

Greatlets is owned and managed by experienced landlords (along with a team of ARLA qualified property professionals) that's why you can count on our ability to understand your perspective and truly fulfil your requirements.

Just talk to us and you'll feel the difference.

Contents

<u>Introduction</u>	<u>Page 4</u>
<u>Overview</u>	<u>Page 5</u>
<u>Ace: the ultimate package</u>	<u>Page 6</u>
<u>King: The comprehensive service</u>	<u>Page 7</u>
<u>Queen:</u>	<u>Page 8</u>
<u>Jack:</u>	<u>Page 9</u>
<u>About the team</u>	<u>Page 10</u>
<u>Contact us</u>	<u>Page 11</u>

Introduction

In this document you will find an overview of four services that we offer, which range from a basic to a very advanced level. In addition to these, we are happy to speak to you and design a customised package for you.

So, whether you are considering becoming a landlord for the first time or you are an experienced landlord with many properties (or you are somewhere in-between) - we are confident that at Greatlets you will find a service that suits your needs.



Overview

	Jack	Queen	King	Ace
Advertising	+	+	+	+
Viewings		+	+	+
Tenant Referencing	+	+	+	+
Tenancy agreement provided	+	+	+	+
Inventory report (Including Picture CD)		+	+	+
Full Legal Compliance Check		+	+	+
EPC Compliance Check		+	+	+
GAS Compliance Check		+	+	+
FIRE SAFETY Compliance Check		+	+	+
Registration of deposit		+	+	+
Notifying utility companies		+	+	+
Rent collection and monthly statements			+	+
Serving notices			+	+
Renewal of agreement			+	+
Quarterly inspections			+	+
Check out inspection			+	+
Repairs & Maintenance organised			+	+
Optional Rent Guarantee Insurance			+	
REPAIRS & MAINTENANCE INCLUDED				+
GUARANTEED RENT				+
LEGAL PROTECTION				+
VOID PERIOD COVER				+

ACE

The Ultimate Service

This is possibly the highest level of service available to landlords. Throughout the UK only a handful of agents offer this type of service and we are proud to be one of them.

With this service, once we take on your property, you will receive guaranteed fixed monthly payments regardless of whether the property is let or vacant. We will be responsible for maintaining the property to an agreed standard and therefore all repairs and maintenance costs will be covered by us, along with managing all other aspects of the tenancy.

Basically, with this service, we don't just take on your property, we take over all responsibility for your property.

If you would like to instruct us on this service, we will survey your property to ensure eligibility and present a quote.



Pricing:
Quotation Provided After Survey

KING

A Comprehensive Service

This is the traditional fully managed service, which includes everything from advertising your property, finding suitable tenants, conducting an inventory, setting up the tenancy and on-going monitoring of your property.

We collect rent, conduct periodic inspections, serve notices and manage renewals and checkout inspections.

We will co-ordinate and organise repairs and maintenance work for you, but this remains your responsibility.

This service comes with optional rent guarantee insurance that we can set up for you.



Pricing:

£399 Setup fee

10% Management Fee

£99 Re-let/Renewal fee

£99 for Rent Guarantee Insurance set up (optional)

QUEEN

This is traditionally known as a 'tenant find only' service and basically offers to find suitable tenants and set up the tenancy.

More specifically this service would include advertising of your property, management of applicants, accompanied viewings, referencing prospective tenants and dealing with all the administrative work required to set up a tenancy.

If you would like to manage your property and the tenancy yourself and would like us to only find suitable tenants for you, this service would be ideal.

Additional services will be available on request along with the option to upgrade to another service.



Pricing:
Starting from £149 (Calculated as 10% of 6 months)

JACK

This is a service for more experienced landlords.

With this service, we will advertise your property and connect you to prospective tenants directly. We will provide basic services such as tenant referencing and tenancy agreements.

Additional services will be available on request along with the option to upgrade to another service.



Pricing:

£99 upfront, includes 2 reference checks

£50 for each additional reference check

www.greatlets.co.uk

Contact us

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