

Brightestmove

Landlord Information

Here at Brightestmove we always have your best interest at heart so choose us to manage your property and relax knowing you are in safe hands.

We offer a number of packages which can be adapted to suit your needs.

1. Fully Managed

New Tenancy Pack £360 including VAT and 12% including VAT of the month's rent to include:

- Advise of current market and agree marketing price
- Market your property on Rightmove, Zoopla and our website
- Accompany all viewings
- Source a tenant and referencing which includes credit checks
- Offer negotiation and prepare tenancy
- Free inventory
- Quarterly inspections
- Monthly rent collection and monthly statements
- Rent arrears chasing
- Organise repairs and maintenance and provide a 24 hour emergency helpline

2. Let Only

90% including VAT (subject to a minimum fee of £480 including VAT) of the first month's rent to include:

- Advise of current market and agree marketing price
- Market your property on Rightmove, Zoopla and our website
- Accompany all viewings
- Source a tenant and referencing which includes credit checks
- Offer negotiation and prepare tenancy
- Free inventory
- First month rent collection

The Landlord then manages the property during the tenancy collecting rent and dealing with repairs and maintenance issues.

3. Tenancy Preparation and Holding Deposit

If you already have a tenant for your property we can still write up an agreement and hold the deposit - £240 including VAT

4. Monthly Rent Collection

Collect and chase rent from tenant and transfer to you - Up to £90 including VAT (taken out of monthly rent)

Optional Fees:

- Referencing - £60 including VAT per person
- Inventory- £90 including VAT for a room
 - £100 including VAT for a two bedroom house
 - £120 including VAT for a three bedroom house
 - £140 including VAT for a four bedroom house
- Gas Safety Check - £108 including VAT
- Energy Performance Certificate - £120 including VAT
- Holding & Administering Deposit - £60 including VAT

Brightestmove

Superb letting agents, had my properties with Brightestmove Lettings for 3 plus years and I must say the Bridgwater branch have always found suitable tenants, continue the great work Martin & Emily.

Martyn

This has been the first time we have been involved in letting a property. As we do not live locally the help and advice we received from the Bridgwater office has been excellent. They were able to find us suitable tenants in a matter of a few days and also have gone beyond what we would normally expect an estate agent to do. We wouldn't hesitate to recommend their services to others.

Mike and Elizabeth

An extremely, responsive, reliable, friendly service received from the first moment I made the phone call to enquire about the property, they seem to have a very good professional relationship with the landlady and a great rapport with me. Emily at Brightestmove has welcomed me as a tenant and has maintained a high level of support and after care whilst providing me with a hassle-free move. I would definitely recommend Brightestmove.

Thanks guys

Stacey

Brilliant estate agents, so helpful through the whole process and tenancy. Emily and the team are so friendly and always do their best for you. Sad to be changing estate agents. Highly recommended.

Reece

I am an accredited licenced Sedgemoor landlord, and have been a landlord for 20 years, with a portfolio over several counties.

Having invested in my first HMO jointly and purchased it through Brightestmove I met Emily and the team 18 months ago. Every interaction was positive, supportive and knowledgeable.

HMO management is specialist, although I've done a course and manage 80% of my standard portfolio I was so impressed with Emily and I accepted her ideas and am very happy with the results. It's not been an easy process, it is not for the faint hearted and my first child was born a year ago.

The house checks and management of arising issues have gone smoothly. I'm still a very hands on landlord and Emily has embraced my own unique approach taking on what I can't do and allowing me to do the maintenance etc.

I can't thank Emily enough plus the team around her are helpful and supportive too.

Lise