

# Brightestmove

## HMO 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.

New Tenancy Pack £360 including VAT and 13.2% 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

Optional Fees:

- 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

We are members of money shield, client money protection scheme and the property ombudsman scheme and follow their code of practice which is available at [www.tpos.co.uk](http://www.tpos.co.uk).

[www.brightestmove.co.uk](http://www.brightestmove.co.uk)

Brightestmove is a trading name of CMH (South West) Limited.

Registered Office: 28 High Street Bridgwater Somerset TA6 3BJ Registered in England 4260040

**MONEY  
SHIELD**

