

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

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.

www.brightestmove.co.uk

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

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