

LEVELS OF LETTING SERVICES

1.

10%* Letting & introduction Service

Theydons introduce the tenant(s) only.

The Landlord deals with tenant(s) directly and manages the property after tenants move in.

10% of the gross rental due for the term of the tenancy payable wholly in advance.

2.

12.5%* Letting & Rent collection Service

Theydons introduces the tenant(s) and collects the rent each month.

The landlord deals with the tenant(s) directly and manages the property after tenants move in.

10% of the gross rental due for the term of the tenancy payable in advance plus 2.5% rent collection fee payable each month.

3.

15%* Letting & Full Management

Theydons introduces the tenant(s), collects the rent each month, and manages the tenant(s) & property.

Theydons will deal with the tenant(s) directly with all issues relating to the tenancy. The landlord deals directly with Theydons and has no dealings with the tenant(s) during the tenancy.

10% of the gross rental due for the term of the tenancy payable in advance plus 5% management fee payable each month.

* All prices subject to VAT at current rate

All three levels of service include;

- Valuation of the property plus advising on how to prepare for the lettings market.
- Extensive marketing using professional photography of your property to target high calibre tenants.
- Vetted tenants being accompanied on all viewing appointments.
- Obtaining references and credit checks on all tenants in conjunction with two leading referencing companies.
- Rent guarantee scheme available to all landlords on request.
- Preparing the relevant legal documents including the tenancy agreement and setting up standing orders for future rental payments.
- Collecting the first months rent in advance, together with a deposit, in respect, of dilapidations and non-performance of the tenant's obligations.