

12 + VAT

15 + VAT

17 + VAT

Our Services	STANDARD	PREMIUM	PLATINUM
A rental valuation accompanied by the most recent comparable market evidence and recommendations on how to achieve the best rent possible	✓	✓	✓
Advice on how to bring the property into regulatory alignment with health and safety obligations	✓	✓	✓
High quality professional marketing photography	✓	✓	✓
Accompanied viewings with Central Properties Lettings Negotiators and regular viewing feedback	✓	✓	✓
Negotiating heads of terms of any new tenancy in line with an agreed level of authority	✓	✓	✓
The carrying out of all pre-tenant checks to ensure compliance with the Immigration Act 2014	✓	✓	✓
The collection of all tenancy paperwork including signed tenancy agreements, tenant ID confirmation and tenant reference checks	✓	✓	✓
Collection of tenant deposits	✓	✓	✓
Registration of tenancy deposit with approved Government deposit protection agency	✓	✓	✓
Completion of associated tenancy paperwork including any guarantor forms and instruction of tenant standing order mandates	✓	✓	✓
Organising tenant move in process	✓	✓	✓
Ongoing property utility management to ensure service providers are aware of responsible bill payer	✓	✓	✓
Liasing with local authority regarding Council Tax queries	✓	✓	✓
Minimum of two inspections throughout the tenancy, and additional inspection should additional measures need to be taken to ensure lease compliance	✓	✓	✓
A proven rent arrears management system to collect rents	✓	✓	✓
Online tenant maintenance reporting functionality	✓	✓	✓
24/7 emergency maintenance coverage using a local team of experienced contractors	✓	✓	✓
Ensure compliance with statutory health and safety obligations is maintained at all times, including the organisation of property gas and electrical safety certificates	✓	✓	✓
Preparation of monthly rental payments accompanied by electronic statement of account showing property income and expenses	✓	✓	✓
Service of Section 21 paperwork to formally bring tenancy to an end when possession is required	✓	✓	✓
Remarketing of property 60 days prior to end of tenancy (or much earlier when marketing student properties in line with letting cycle)	✓	✓	✓
Organising the tenant vacate process, including liasing with inventory clerks, arranging any property repairs and end of tenancy cleaning	✓	✓	✓
Arranging the renewal of any Energy Performance Certificate (EPC) if required	✓	✓	✓
Management of deposit return process at tenancy expiry, including any negotiations to be made on the landlord's behalf	✓	✓	✓
Liasing with deposit protection agency and submission of evidence should tenant lodge a deposit dispute	-	✓	✓

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Our Services	STANDARD	PREMIUM	PLATINUM
Negotiating tenancy renewal terms including completion of all new tenancy paperwork at no extra cost	-	✓	✓
The production of a professional inventory check in report at no extra cost	-	✓	✓
The production of a professional tenancy check out report at no extra cost	-	✓	✓
The production a detailed property floorplan to assist with marketing material	-	✓	✓
360 Virtual Tour	-	✓	✓
Monthly inspections of communal areas. Quarterly inspections to include bedrooms	-	✓	✓
Providing accompanied access for additional purposes including mortgage valuations, building surveys or estate agent valuations at no extra cost	-	✓	✓
Annual drone video and report of property externals, identifying any remedial work	-	✓	✓
Carrying out any HMO licence renewal application paperwork at no extra cost	-	✓	✓
Prime featured space on Central Properties homepage and top of listings during peak letting periods	-	✓	✓
Rent guarantee programme	-	✓	✓
Tenancy lease renewal negotiation	-	✓	✓
Buying agent service - will conduct property viewings on your behalf - maximum of 10 x viewings per annum	-	✓	✓
Monthly property maintenance reports	-	✓	✓
Rolling 12 monthly gross:net reporting	-	✓	✓
The production of annual income and expenditure statements for your accountant at no extra cost	-	✓	✓
One on one virtual consult to discuss how we can optimise and futureproof value of the property	-	✓	✓
Six monthly portfolio reviews to optimise rental income by monitoring key performance drivers and identifying opportunities for creating additional value	-	✓	✓
High levels of communication to keep you updated with the latest regulatory and market changes affecting the private rented sector	-	✓	✓
Landlord insurance	-	✓	✓
Energy efficiency audit of each property	-	✓	✓
Court visit if required as part of possession or rent arrears hearing	-	-	✓
Rent guarantee insurance (under writing)	-	-	✓
Carrying out an annual Fire Safety Assessment at no extra cost	-	-	✓
Legal advice hotline	-	-	✓
Project management for small renovations up to £5000	-	-	✓