

Landlord Services

Premium (Managed)



Premium is our ultimate full management service, designed to safeguard your finances and provide the ultimate level of protection against risks associated with letting a property.

- ✔ Reassurance of having all rental payments received on time each month, without delay
- ✔ Your landlord legal rights protected and enforced, with fees covered
- ✔ No claims forms to fill in or excesses to pay

Essential (Managed)



Our Essential service delivers peace of mind 24/7, from the time your property is first marketed until the last deposit is returned.

- ✔ Management of all compliance matters to ensure you meet your legal and safety obligations as a landlord
- ✔ Handling all routine tenancy matters, including maintenance and repairs and out of hours emergency support
- ✔ Ability to claim back unpaid rent if the tenant goes into rent arrears
- ✔ Access to legal assistance, with fees covered

Basic (Tenant Find / Rent Collection)



Our Basic service, designed for experienced professional landlords, gives you the confidence that your property will be let to a qualified, referenced tenant on a binding tenancy agreement.

- ✔ Industry leading tenant referencing and background checks
- ✔ Best exposure on major property portals and accompanied viewings
- ✔ Compliant and legally binding tenancy agreement

Landlord Services

	Premium (Managed)	Essential (Managed)	Basic (Tenant Find/ Rent Collection) Professional tenant find service
	Maximum protection for your investment	Complete peace of mind 24 hours a day	
 Pre tenancy	Free valuation	✓	✓
	Energy Performance Certificate	✓	✓
	Professional marketing including portals	✓	✓
	Accompanied viewings and offer negotiation	✓	✓
	Tenant referencing and initial Right to Rent checks	✓	✓
	Tenancy agreement and relevant documentation	✓	✓
	Arranging annual gas safety certificate	✓	✓
	Compliance with lettings and safety regulations	✓	✓
 Start of tenancy	Collecting and protecting the tenant's deposit	✓	✓
	Arranging professional Inventory and Schedule of Condition	✓	✓
	Transfer of utility billing liability	✓	✓
	Accompanied check-in process at the property	✓	
 During tenancy	Rent collection and monthly statements	✓	Optional
	For non-UK resident landlords, retention of tax and payment to HMRC	✓	✓
	Tenancy renewal and regular rent review	✓	Optional
	Regular property inspection visits and reports	✓	✓
	Ongoing maintenance and repairs	✓	✓
	Out of hours emergency support	✓	✓
	Re-checking the Right to Rent status, if required	✓	✓
	Free eviction and access to legal assistance, with fees covered	✓	✓
	Claim back unpaid rent in the event of rent arrears	n/a	✓
	Guaranteed rent, paid on time each month under any circumstances	✓	
	Tax year summary for your annual tax return, if required	✓	Optional
	Cover against serious breaches of the tenancy	✓	
	Legally removing unauthorised occupants from your property	✓	
	Monitoring tenant's credit status throughout tenancy	✓	
 End of tenancy	Arranging deposit return at the end of tenancy	✓	✓
	Arranging a check out inspection	✓	Optional
	Damage dispute negotiation	✓	✓
	Transfer of utility billing liability	✓	✓
	Professional advice on maximising rental potential and preparing the property for re-let	✓	

Fees and 3rd party charges may apply. Services may vary by branch. For full details please see our Terms of Business.

Visit cjhole.co.uk to find your nearest branch.

