

Landlord Services

Premium



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



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



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
- ✓ Maximum exposure on major property portals and accompanied viewings
- ✓ Compliant and legally binding tenancy agreement

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		Premium Maximum protection for your investment	Essential Complete peace of mind 24 hours a day	Basic Professional tenant find service
 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	✓	✓	✓
	Gas safety certificate, renewed annually	✓	✓	✓
	Compliance with lettings and safety regulations	✓	✓	✓
 Start of tenancy	Collecting and protecting the tenant's deposit	✓	✓	✓
	Preparing an Inventory and Schedule of condition of the property	✓	✓	Optional
	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	✓	✓	
	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	✓	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 [ellisandco.co.uk](https://www.ellisandco.co.uk) to find your nearest branch.



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