

# Landlord Services



## Premium Managed

Premium Managed is our ultimate full property management service. It is designed to make your experience as a landlord hassle free, safeguard your finances and provide full protection against risks associated with letting a property.

- Rent and legal protection if the tenant doesn't pay.\*
- Full property management service.
- Your landlord legal rights protected and enforced.
- Minimum level of involvement from you.



## Managed

Our Managed service delivers peace of mind 24/7, from the time your property is first marketed until the deposit is returned. We'll address tenant's requests and ensure your experience is as hassle free as possible.

- Management of all compliance matters to help you meet your legal and safety obligations as a landlord.
- Handling all routine tenancy matters, including maintenance and repairs and 24/7 online support.
- Regular property inspections and reports.



## Rent Collection

Our Rent Collection service ensures that not only will we find you a suitable tenant, but we'll also take care of collecting monthly rent payments. All you need to do is organise the maintenance of your property.

- Ensuring suitable and fully-referenced tenants are found for your property.
- Monthly rent payment collection.
- Tenancy renewal and annual rent review.





## Tenant Find

Our Tenant Find 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.

\*Terms & Conditions apply. Rent protection period and legal cover are subject to claim limits. Check your individual policy for more information.

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	Premium Managed	Managed	Rent Collection	Tenant Find	
	Maximum protection for your investment	Complete peace of mind 24 hours a day	Monthly rent collection service	Professional tenant find service	
 Pre-tenancy	Free valuation / consultation	✓	✓	✓	
	Energy Performance Certificate*	✓	✓	✓	
	Professional marketing including online advertising on portals	✓	✓	✓	
	Accompanied viewings and offer negotiation	✓	✓	✓	
	Tenant referencing service	✓	✓	✓	
	Tenancy agreement and relevant documentation	✓	✓	✓	
	Arranging an annual gas safety certificate*	✓	✓	✓	
	Arranging an electrical safety certificate*	✓	✓	✓	
 Start of tenancy	Compliance with lettings and safety laws & regulations	✓	✓	✓	
	Collecting and protecting the tenant's deposit*	✓	✓	✓	
	Arranging professional Inventory and Schedule of Condition*	✓	✓	✓	Optional*
 During tenancy	Transfer of utility billing liability	✓	✓	✓	
	Rent collection and monthly statements	✓	✓	✓	
	For non-UK resident landlords, retention of tax and payment to HMRC*	✓	✓	✓	
	Annual rent review*	✓	✓	✓	Optional*
	Tenancy renewal	✓	✓	✓	Optional*
	Chasing tenant arrears and serving appropriate notices	✓	✓	✓	
	Regular property inspection visits and reports	✓	✓	✓	
	Ongoing maintenance and repairs*	✓	✓	✓	
	24/7 online support	✓	✓	✓	
	Tax year summary for your annual tax return, if required	✓	✓	✓	
	Rental income protection**	✓	✓	✓	
	Cover against serious breaches of the tenancy*	✓	✓	✓	
	Legal expenses cover**	✓	✓	✓	
	Legally removing unauthorised occupants from your property	✓	✓	✓	
 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	✓	✓	✓	

Services may vary by branch. For full details please see our Terms of Business. \*Fees and 3rd party charges may apply.  
 \*\*Claim limits and/or excesses may apply. See your individual policy for full Terms & Conditions.

Visit us at [cjhole.co.uk](http://cjhole.co.uk) to find your nearest branch.

