

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.

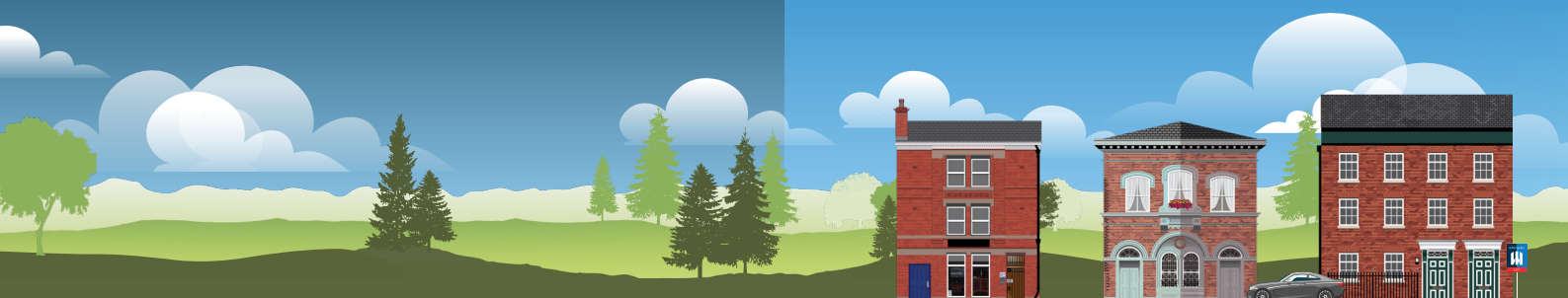


Tenant Find

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.



Landlord Services

**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*



Compliance with lettings and safety laws & regulations



Start of
tenancy

Collecting and protecting the tenant's deposit*



Arranging professional Inventory and Schedule of Condition*



Optional*

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



During
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



End of
tenancy

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 whitegates.co.uk to find your nearest branch.

whitegates

