

Landlord Services

Premium Managed



Our ultimate full management service to safeguard your finances and provide maximum protection for your property.

- Maintain your lifestyle, even if your tenant has financial difficulties and struggles to pay rent.
- Sleep easy, knowing that when you check your bank account, we guarantee that all your rent will have been credited on the exact date it was due.
- Relax, as you don't have to lift a finger to ensure that your legal rights are protected and enforced, should your tenant breach their tenancy agreement.

We provide you with a cast-iron contractual undertaking that the rent is in your bank account on the same day every month, rain or shine. If your tenant is unable or unwilling to pay the rent, we move them along using proper legal process and find you another. You won't pay a penny over the monthly commission rate that we agree at the outset, and you won't need to fill in any claims forms or talk to solicitors yourself – we will have your interests fully protected.

Essential Managed



Essential is our full management service that delivers:

- Peace of mind from the threat of legal action against you for breaking the law or a regulation you were unaware of.
- Being able to relax and enjoy life without worrying about receiving a call from your tenant demanding urgent action.
- Reassurance that you don't have to deal with any emergencies, no matter what time of day or year it is.
- Reliable and competent trades people who won't take advantage of you and can be trusted not to further damage your property.

We make sure that your property is fit to let, we advertise widely to find you a tenant of known provenance willing to pay the best possible terms we can negotiate. We protect your legal interests using a water-tight tenancy agreement and deal with the day-to-day drudgery of managing tenants and maintain the fabric of the building so that you don't have to.

Basic



Our professional tenant find service providing:

- Confidence that your tenants are vetted using industry leading tenant referencing and background checks.
- Maximum exposure for your property on major property portals and accompanied viewings.
- Compliant and legally binding tenancy agreement.

We make sure that with our Basic service, designed for experienced professional landlords, we give you the assurance that your property will be let to a high-quality referenced tenant on a binding tenancy agreement. At your option, we will also take away the stress of collecting the rent and renewing the tenancy.

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Managed Services		
Premium	Essential	Basic
Maximum protection for your investment	Complete peace of mind 24 hours a day	Professional tenant find service

 Pre tenancy	Property advertising on major portals, including high quality photographs and an EPC rating	✓	✓	✓
	Accompanied viewings and negotiating the best possible tenancy terms	✓	✓	✓
	Tenant identity and credit history verification, checking their right to live in the UK	✓	✓	✓
	Legally binding tenancy agreement using expertise of the UK's leading provider of specialist letting advice	✓	✓	✓
	Ensuring compliance with lettings and safety laws and regulations	✓	✓	✓
 Start of tenancy	Collecting and protecting the tenant's deposit	✓	✓	✓
	Arranging professional Inventory & Schedule of Condition of the property	✓	✓	✓
	Transfer of utility billing liability	✓	✓	
	Accompanied check-in process at the property	✓		
 During tenancy	Rent collection and monthly statements	✓	✓	Optional
	Tenancy renewal and regular rent review	✓	✓	Optional
	24/7 access to your online landlord portal	✓	✓	
	Regular property inspection visits and reports	✓	✓	
	Ongoing maintenance and repairs	✓	✓	
	Out of hours emergency support	✓	Optional	
	Free eviction and access to legal assistance, with fees covered	✓	Optional	
	Claim back unpaid rent in the event of rent arrears	n/a	Optional	
	Tax year summary for your annual tax return	✓	Optional	
	Guaranteed rent, paid on time each month under any circumstances	✓		
	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 to the tenant at the end of tenancy	✓	✓	✓
	Arranging a check out inspection	✓	✓	Optional
	Damage dispute negotiation concerning a deposit return	✓	✓	
	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 martinco.com to find your nearest branch.