

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 help 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	Essential	Basic	
	Maximum protection for your investment	Complete peace of mind 24 hours a day	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	✓	✓	✓
	Arranging annual gas safety certificate*	✓	✓	✓
 Start of tenancy	Compliance with lettings and safety regulations*	✓	✓	✓
	Collecting and protecting the tenant's deposit*	✓	✓	✓
	Arranging professional Inventory and Schedule of Condition*	✓	✓	✓
	Transfer of utility billing liability	✓	✓	
 During tenancy	Accompanied check-in process at the property*	✓		
	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	✓		
 End of tenancy	Legally removing unauthorised occupants from your property	✓		
	Monitoring tenant's credit status throughout 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 parkersproperties.co.uk to find your nearest branch.



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