

INFORMATION FOR LANDLORDS

This pack outlines the services, information and details you need to consider for a successful and happy letting relationship. We will help you get the best from your property and your tenants. We work hard to make letting hassle-free for you.

Valuation

The valuation of your property takes approximately half an hour, depending on how much information you'd like. During this appointment we also give advice on the type of tenant we would expect, what your obligations are as a landlord, any property management needs and the length of tenancy you would like to have. We are happy to go through the whole process, or relevant parts of it, with you in much finer detail and can schedule a longer meeting if you so wish.



How much rent can you get for your property?

We will come in and value your property with no obligation and explain the sort of rent you may expect based on other properties similar to yours that have been let recently. We are realistic and give you the right advice. If you plan on renting your property only in a few months time, it is important to get it valued now so you are aware of market trends and we can keep you up dated on market changes.

It is important to get the right valuation at the get go, otherwise your property will languish on the market for months and you will lose income. Some Letting Agents give you a higher rental figure to get you to sign up, and then consecutively drop the price over the next few months, robbing you of your potential revenue.

Finding you a tenant

Bright Fox assures that you will get qualified and honest advice and helpful, friendly service during the whole process. We won't cut corners so you can expect good quality tenants, extremely fair fees and legally correct advice throughout.

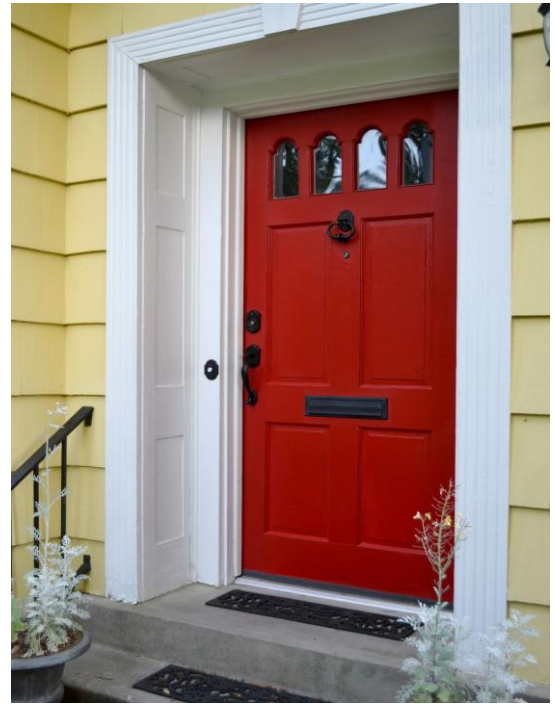
The process around finding a tenant is :

- Market your property with us
- We do accompanied viewings
- Once we have found a tenant, we draw up your tenancy agreement; reference the tenants with rent guarantee options using market leader, Homelet, and then do an inventory and check-in, and put their deposit in a secure deposit scheme for you.

What you need to do as a Landlord

We do most of the below if we are managing the property for you, but if we are just finding tenants for you, you will need to have the following information to hand

- All property owners consents to let where necessary
- Energy Performance, Gas Safety and Legionella Certificates
- Deposit Protection Payment. We do this for you but you need to manage the repayment at the end of tenancy
- Buildings Insurance
- Adhere to consumer protection legislation, safety responsibilities and repair obligations as well as fitness for habitation guidelines
- Get an HMO Licence if you are letting to two or more families in one property with shared amenities
- If you do not live in the UK, you will need to provide details that you are non-resident.



How much are the fees to find a tenant for me?

Included in the flat rate fee are:

- marketing to the best property portals — and a great write-up!
- professional photographs
- accompanied viewings
- tenant references
- first Assured Tenancy Agreement
- Check- in and inventory

If you let your property with us and it achieves the following rental:

£ 500 to £ 1,000, you pay us £ 450

£ 1001 to £ 1,500, you pay us £ 650

£ 1501 to £ 2,000, you pay us £ 895

£ 2,001 to £ 2,500 , you pay us £ 1,000

£ 2,501 upwards, you pay 50% of one month's rental

We try very hard to ensure you know all the costs upfront and keep them competitive, simple and fair. Please note that there may be one or two other nominal charges for things like an inventory and a check-in. These things help protect you and your property and help with running the tenancy smoothly.

What if Bright Fox are letting and collecting the rent for me?

We maintain excellent relationships with tenants and make sure that they keep to their agreements when it comes to rental processes. Letting and rental collection includes all the usual fabulous letting services AND monthly rental payments collection. If for any reason there's a problem, we will chase and put in place any late rent procedures and keep you informed daily. We also offer a very reasonable rent guarantee service should you wish to take it, which can help with any legalities or claims. Just to let you know we have at the moment not one rental in arrears - far below national average!

Fees for letting & rent collection

- The flat rate tenant finding fee
- 8% of the monthly rental amount to collect and transfer the rent into your account each month hassle-free.

What if Bright Fox are letting, collecting the rent for me and managing my property?

We give you all great letting and rent collection services plus

General day to day management

When your tenants move into their new home, we visit them to give them a folder with lots of information on tenant responsibilities, our contact details, information about the property and any manuals that you supply us with for your white goods or appliances. We also give them a welcome pack with vouchers and information about the local area.

Inspections

During the tenancy, we will carry out inspections every six months at your property as well as at the beginning and end of the rental period. We will email you with an overview of the general condition, and let you know of anything that may be of interest or cause for concern. These are not formal reports, but they let us know of any aspects of your property that might need attending to. We don't comment on the tidiness of the tenants.

Repairs/maintenance

Management fees and payment of any bills are paid monthly to us on whatever day your rental is received from the tenant. As we are managing your property, we need your agreement that we can authorise for a specific amount of money to be used in the case of urgent repairs or maintenance. A float of £ 200 will be held in your client account with us so that we can instruct work that is needed (this is taken from the first month's rent). Any maintenance needed at your property will be arranged by us automatically. We have really great contractors who we know well, so you know you are getting good value for money and an excellent standard of work. When the work is done we will check if it is all to a satisfactory standard, speak to your tenants, and let you know when the job is done! We will send you a statement each month on whatever has been spent or deducted for the management.

Utility and other bills

When your tenants check in, we will ensure the meter readings are taken and we will transfer the bills to the relevant suppliers. We will also offer them the great services of Utility Warehouse which helps save them money and also gives them one bill only so they can see exactly what their spend is on all their bills! The tenant can choose any supplier they would like but it is good to be able to offer value and choice.

Our current fees for full management are a hugely competitive 10% of monthly rental to Landlords - and our fees are tax deductible so make the deal even better! We promise to keep the fees the same throughout each new tenancy.

Zoopla

