

"Bringing Great Tenants and Great Landlords together"



Platinum Service

Our Platinum Service is our Premium Service and is for Landlords who want a Full Management Service with enhanced benefits at an affordable price.

The Service Includes:

- Providing a rental valuation of the property based on current market conditions.
- Advising on pre-letting legal issues.
- Advising on pre-letting maintenance.
- Marketing the property.
- Accompanying viewings.
- Taking up references.
- Preparing the Tenancy Agreement.
- Collecting the initial rent and deposit.
- Checking in the tenants.
- Obtaining Meter Readings.
- Informing the Utility Companies and Council Tax Office.
- Collecting Rent and paying to the Landlord
- Taking appropriate initial action for rent arrears.
- Registering & Managing Security Deposit.
- Coordination of Periodic Safety Certificates.
- Providing 24/7 Emergency Contact for tenants.
- Periodic Inspections of the property.
- Coordination of repairs.
- Check Out of tenant.
- Deposit Dispute Resolution.
- Preparing Documents for Solicitors.
- Arranging Tenancy Renewals.
- Arranging Regular payments (Service contracts etc).
- Gas Safety Certificate and Boiler Service
- Legionnaires Risk Assessment
- Electrical Inspection
- Energy Performance Certificate
- Landlord Emergency Cover (Subject to Conditions)
- Property Inventories – Check In – Mid Term – Check Out

01234 344882



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Bedford Heights
Brickhill Drive
Bedford
MK41 7PH



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The monthly management fee is priced in 4 Bands according to Property Rental Value:

Band A	Rental Value up to £599 per calendar month	14% Plus VAT per month
Band B	Rental Value £600 to £749 per calendar month	13% Plus VAT per month
Band C	Rental Value £750 to £999 per calendar month	12% Plus VAT per month
Band D	Rental Value £1000 plus per calendar month	11% Plus VAT per month

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