



MORRIS
MARSHALL
POOLE

morrismarshall.co.uk



01686 626160



lettings@morrismarshall.co.uk

**With you
every step of
the way**

Residential Property Management Services

SERVICE	FULL MANAGEMENT	FULL MANAGEMENT +
Market Appraisal		
Initial advice on property's compliance with legislation	✓	✓
Preparation of details	✓	✓
Full marketing to include internet advertising including Rightmove, Zoopla, On The Market & Social Media.	✓	✓
Enhanced marketing as member of The Guild of Property Professionals	✓	✓
Accompanied viewings	✓	✓
Comprehensive Tenant / Contract Holder assessment	✓	✓
Right to Rent Check where applicable	✓	✓
Preparation of Assured Shorthold Tenancy Agreement / Occupation Contract and associated paperwork	✓	✓
Inventory and Record of Condition including photographs	✓	✓
Record move-in meter readings	✓	✓
Notifying all utility providers on move-in	✓	✓
Check smoke alarms on move-in	✓	✓
Collection of first months rent and deposit	✓	✓
Registering and holding the deposit with The Dispute Service (TDS)	✓	✓
Collection of rent each month and transferring to Landlord's nominated account with monthly statements	✓	✓

SERVICE	FULL MANAGEMENT	FULL MANAGEMENT +
First point of contact for Tenant/Contract holder with 24 hour emergency contact	✓	✓
Dealing with repairs, routine maintenance and paying invoices from rent collected	✓	✓
Periodic inspections of the property with detailed form and follow-up report to Landlord	✓	✓
Ongoing updates regarding current legislation	✓	✓
Receiving notice from Tenant/Contract Holder and sending out relevant paperwork	✓	✓
Receipt of keys from outgoing Tenant/Contract Holder	✓	✓
Notify all utility providers on move-out	✓	✓
Check-out inspection to determine condition of the property against original inventory	✓	✓
Negotiating deductions from deposit	✓	✓
Dealing with a deposit dispute through TDS	£120 inc VAT	£120 inc VAT
Rent Protection should the Tenant/Contract Holder fall into arrears*		✓
Legal Cover should you need to bring possession proceedings against the Tenant for breach of Tenant/Contract Holder*		✓
OUR FEE	Set up fee of 60% of the first month's rent (Minimum fee of £420.00 inc VAT). 12% inc VAT of the monthly rent due (minimum £48inc VAT)	Set up fee of 60% of the first month's rent (Minimum fee of £420.00 inc VAT) 15% inc VAT of the monthly rent due (minimum £60inc VAT)

Meet our qualified, local, trustworthy Lettings team



For more information contact:

Wales

Newtown (Lettings Centre)

2 Plas yn Dre, Broad Street, SY16 2NA | 01686 626160
lettings@morrismarshall.co.uk

England

Oswestry Branch

16 Leg Street, SY11 2NN | 01691 679 595
oswestry@morrismarshall.co.uk



MORRIS
MARSHALL
POOLE

www.morrismarshall.co.uk

