



GAP PROPERTY

property management - lettings - repairs - development

FULL MANAGEMENT SERVICE

Fully Managed Service

This is the perfect solution for landlords who do not want the hassle and stress of being a landlord to interfere with their day-to-day lives.

For this service we will do the following:

- Marketing the property
- Viewings
- Photographic inventory
- Referencing the tenant/guarantor
- Providing your tenant(s) with a point of contact for all tenancy issues and queries
- Management of all maintenance issues on a 24-hour basis
- Management of any maintenance issues where a warrantee is held e.g. liaising with third parties on your behalf
- Payment for all repairs and liabilities up to the £300 authorized limit direct from monthly rental income
- Monthly Rental Collection and BACS remittance and provision of monthly statements
- Advising Council Tax and water of new tenants move in date

At the end of the tenancy, we will:

- Advise the tenant of the required Move Out procedures
- Management of the check-out process and condition check

We provide all of this for a one-off fee of the first month's rent for every new tenancy and 10% of the rent collected monthly thereafter

**** Other Landlord services are available, please speak to a member of staff for further details****

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