




Whatsapp us!

GREEN DOOR

LETTINGS

TENANT FIND SERVICE

 0161 399 4124



www.greendoorlettings.co.uk





WHAT IS IT?

In a nutshell...

Putting it simply.... we find tenants, perfectly matched to you & your property



WHAT'S INCLUDED?

£595
Flat Fee



Property Appraisal

We'll come and appraise your property, which consists of a rental valuation and an assessment as to whether your property is '*rental ready*' (basically the boring legal bits that all landlords must comply with)



A Killer Marketing Plan

We'll create a property listing with enticing photos & a great write up. Then, we'll put it on the UK's leading property site, Rightmove. We'll push it on social media too & drive engagement on local community groups to maximise exposure



Tenant Viewings

We'll manage the enquiries, book in viewings and host them too – so there's no pressure for you to be there. Unless of course you'd like to be there...

WHAT'S INCLUDED?


£595
Flat Fee



Tenant Checks

Once we've found your tenant we'll carry out all the necessary checks and due diligence. This includes right-to-rent checks, landlord references, employer & affordability checks, credit checks.



The Paperwork

We'll then generate the rental agreement, including all the details of the tenancy agreement between your new tenant and yourself. We'll ensure it's signed well ahead of the due date.



Collection of monies

Before the tenancy starts, we'll collect your first months rent, along with a damage deposit, which typically equates to the value of 1-months rent. You'll need to protect this, but don't worry we'll guide you.

WHAT'S INCLUDED?

£595
Flat Fee



Property Condition Report & Inventory*

If you'd like us to, we can carry out a property inventory and condition report. This helps you to understand the condition at point of renting, which proves a useful to refer back to when your tenant leaves.

**additional fee's apply*



Tenant Check-In

We'll meet your tenant there on the day they move in to make sure they get settled quickly. If there's anything your tenant needs or questions they might have, we'll be on hand to help.



Property Handover

Once your tenant is settled, we'll hand the property back to you for the ongoing management. We'll make sure we do proper introductions so that you're on the best footing for your future relationship.

WHAT'S NOT INCLUDED?

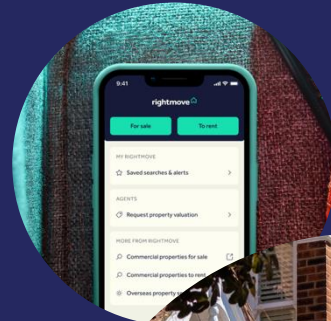
Any work to get your property 'rental ready'

Certifications, regulations, blah blah **(Sorry – we know it's the boring stuff...)**

Our tenant find fee includes a full appraisal of your property. This gives us all the key details we need, including its market value, and confirms whether it's ready to rent.

We'll share our findings with you, but sometimes work may be needed to meet the required legal standards. This might include installing smoke alarms, obtaining a gas safety certificate, or carrying out an electrical installation condition report.

We can arrange these for you, but they're not included in our tenant find fee. You can find full details in our rate schedule on the next page.



Our Services Explained.

	Tenant Find Service Only	Fully Managed Service
	£595.00 Flat Fee	12% of rent + £387.00 <small>38% Discounted Tenant Find Service</small>
Property Appraisal	✓	✓
Property Advertising	✓	✓
Property Enquiry Management & Bookings	✓	✓
Accompanied Viewings	✓	✓
Tenant Checks & Screening	✓	✓
Right-to-rent, previous landlord references, employer & affordability checks, credit check	✓	✓
Tenancy Agreement Generation	✓	✓
Collection of Damage Deposit	✓	✓
Collection of First Months Rent	✓	✓
Tenant Check-In	✓	✓
Protection of Damage Deposit (Legal requirement)		✓
Notification of New Tenancy to Utility Companies		✓
Collection of Monthly Rent		✓
Rent Arrears Management		✓
Annual Compliance Certificate Management		✓
Monthly & Annual Income Statements		✓
Regular Property Inspections		✓
Day-to-Day Tenant Management / Contact Point		✓
Mobile Apps for Smarter Portfolio Management		✓
Handling any maintenance issues that arise*		✓
Paying Contractor Invoices		✓
Tenant Check-out		✓

*surcharge of 10% on any 3rd party supplier / contractor works arranged by Greendoor Lettings



Additional Costs & Rate Schedule

Item	£££
Gas Safety Certificate	£90.00
EICR	£144.00
EPC	£TBC <small>Costs are dependant on property</small>
Property Condition Report & Inventory (1-2 bed)	£105.00
Property Condition Report & Inventory (3-4 bed)	£135.00
Property Condition Report & Inventory (5+ bed)	£165.00
Tenancy Renewal Fee (Fully managed clients, tenants in-situ)	£110.00
Key Cutting	£10.00 per key
Smoke Alarm & Installation	£35.00
Other call-out fees as & when required	£50.00 <small>for 1st hour</small> £30.00 <small>Per hour thereafter</small>
Cleaning Fee's	On request
Maintenance/contractor invoice surcharge	10% of invoice value

Ready to get started?

Get in touch today for your FREE valuation



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