



Whatsapp us!

GREEN DOOR

LETTINGS

FULLY MANAGED SERVICE

 0161 399 4124



www.greendoorlettings.co.uk





WHAT IS IT?

IN A NUTSHELL...

Our Fully Managed Service is for the hands-off landlords. We take care of everything, so you don't have to.



WHAT'S INCLUDED?

12%
of rent income



~~£595~~ **£387.00**
35% Discounted
Tenant Find Service

DISCOUNTED TENANT FIND SERVICE

You'll get all the perks of our tenant find service – just at a lower price for being fully managed. Ask us for the 'tenant find' the brochure to see what's included.



COLLECTION OF MONTHLY RENTAL INCOME

Not sure if the rent's in? No worries – we're on it. We'll collect it, sort any deductions, and send the rest straight to you. Your monthly statement breaks it all down too, so you're not taxed on the full whack.



RENTAL ARREARS MANAGEMENT

Late rent? Awkward chats? Leave it to us. We'll chase anything overdue, handle arrears, and keep the money coming in. If things get messy, we can help with the legal side too.

**Additional costs may apply if legal action required.*

WHAT'S INCLUDED?

12%
of rent income



DAY-TO-DAY TENANT MANAGEMENT

We handle all tenant communications, so you don't have to. Questions, issues, rent chats – we deal with it all and just keep you in the loop with what matters.



HANDLE COMPLIANCE & CERTIFICATES*

We'll help you stay on the right side of the rules. From flagging any regulatory changes to sorting your safety certs before they expire – we'll make sure you stay compliant.

**certificate costs not included. See rate schedule for detail.*



REGULAR PROPERTY INSPECTIONS

We'll help keep your place in great shape. With regular 6-monthly check-ins, we'll spot any damage or unreasonable wear and tear – and if it's down to tenant neglect, they'll cover the cost to fix it.

WHAT'S INCLUDED?

12%
of rent income



MAINTENANCE HANDLING*

Leaky boiler? Sticking door? Don't stress – we've got it covered. With our Fully Managed Service, we'll troubleshoot the issue, get quotes from trusted contractors, let you know what needs doing & oversee any required works.

**additional fees apply to manage and oversee 3rd party contractor works. 10% of invoice value. See rate schedule.*



ANNUAL INCOME STATEMENTS

No more year-end panic. Our income statements make tax time simple – showing what you've earned and what you've spent, so you're not paying a penny more than you should.



SMART PORTFOLIO MANAGEMENT APP

Our landlord app puts everything at your fingertips. Real-time updates, all your docs in one place, and effortless maintenance management. Get notified of issues, review quotes, approve with a tap – we take care of the rest. Smart hey...

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 for 1st hour £30.00 Per hour thereafter
Cleaning Fee's	On request
Maintenance/contractor invoice surcharge	10% of invoice value

LET'S GET

STARTED?

Get in touch today for your **FREE** valuation



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