

LETTINGS- Service Levels

TENANT FIND	RENT COLLECTION	FULLY MANAGED	GUARANTEE	RENTAL
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GETTING STARTED

FREE NO OBLIGATION RENTAL ASSESSMENT OF YOUR PROPERTY.

We have appointments available 7 days a week so its more convenient for you. All of these are carried out by an experienced member of staff.



PREPARATION OF FULL COLOUR SALES PARTICULARS.

Whether it be in digital or good old fashioned printed copy we will always take the time, effort and care to present your property in the best possible light.



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MARKETING

FULL MARKETING FROM OUR EXCEPTIONALLY PROMINENT PROPERTY HUB. Situated in what has to be one of the busiest and the most central locations in the Hastings & St Leonards-on-Sea area we offer maximum exposure for all our clients properties. Free parking around us too if you want to pop in.



SEVEN DAY A WEEK ACCOMPANIED VIEWING SERVICE.

Don't miss out on the right tenant because they can only view on a Sunday. Ensure your property has the best possible chance of letting in the fastest possible time for the best rental figure. Important for all properties but very important on empty ones.



AN INSPIRED WEEKEND LAUNCH. (Optional and dependent upon property)

Working together we choose the best time to commence viewings on your property. Don't panic! This is not an open-house, every party is escorted individually by a member of staff at individually booked times. These create a huge amount of interest in your property. More interest=Better Rental and choice of tenant. Again these are available 7 days a week and can be Saturday or Sunday. In the run-up to this launch we will be creating as much interest as possible using our rare blend of experience, high-end media and sheer hard work.



INTERNET ADVERTISING. we will advertise your property on rightmove.co.uk, onthemarket.com and inspiredhub.co.uk all with our exciting and professional media, showing your property to its full potential.



MEDIA BY INSPIRED - you only get one chance to make a first impression

PROFESSIONAL PHOTOGRAPHY. Using the latest camera technology we market your property with top quality photography which are all professionally edited to give the best possible presentation of your property and attract the most possible interest.



BESPOKE PHOTO PLANS. This is a great letting tool, where the photos and floor plans are usually detached from each other this is a great way of bringing it all together, making it much easier for potential tenants to understand your property whilst creating more interest at the same time.



NEXT GENERATION IMMERSIVE AND INTERACTIVE 3D TOURS. Wow! If you have not seen these yet please call us for a demonstration. A superb way to showcase your property to its fullest potential. Including complete immersive virtual 3D tour and dolls house effect 3D floor plan this really is next generation technology now.



Available
at an
extra
charge

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ONCE A LET HAS BEEN AGREED

ORGANISE REFERENCES AND AGREEMENT. We will Liaise with both yourself and the potential tenant , conduct tenant references and report back the results. Also prepare the initial tenancy agreement and oversee move in.



TAX ADVICE. Advise on non-resident tax status (if applicable). We also work closely with a local firm of accountants and a quotation for their services can be arranged should further tax advice be required.



STATUTORY SAFETY/LEGAL REGULATION. We will give you advice to make sure your property complies with these and arrange inspections where required.



TENANT DEPOSIT.

After collecting the deposit from the tenant we will register this in a legally compliant scheme and deal with the administration.



COLLECTING THE RENT. We will take care of collecting the rent and make landlord payments by BACS.



PROPERTY INSPECTION. A regular inspection of the property will be conducted every 6 months.



REPAIRS & MAINTENANCE. Handling all tenant queries including repairs and maintenance, with landlord consultancy over an agreed sum.



RENTAL ARREARS. Provide landlords advice on rent arrears action.



UTILITIES. Notify all relevant providers of changes.



EMERGENCIES. Provide 24 hour emergency contact service.



INVENTORY. We can carry out an inventory of the property via our sister company Inspired Property Media Limited. As each property is different a quote for this will be provided at time of Valuation and a discount will be applied depending upon service level chosen.



10% Discount 15% Discount 20% Discount 20% Discount

GUARANTEED RENT. If the tenant is in arrears the rent will still be paid*



LEGAL COSTS. These are covered should legal action be needed to be taken against the tenant*

