

# Landlord Services

## Premium



Premium is our ultimate full management service, designed to safeguard your finances and provide full protection against risks associated with letting a property.

- ✓ Rent and legal protection if the tenant doesn't pay.\*
- ✓ Full property management service.
- ✓ Your landlord legal rights protected and enforced.

## Essential



Our Essential service delivers peace of mind 24/7, from the time your property is first marketed until the deposit is returned.

- ✓ Management of all compliance matters to help you meet your legal and safety obligations as a landlord.
- ✓ Handling all routine tenancy matters, including maintenance and repairs and 24/7 online support.
- ✓ Regular property inspections and reports.

## Basic



Our Basic service, designed for experienced professional landlords, gives you the confidence that your property will be let to a qualified, referenced tenant on a binding tenancy agreement.

- ✓ Industry leading tenant referencing and background checks.
- ✓ Maximum exposure on major property portals and accompanied viewings.
- ✓ Compliant and legally binding tenancy agreement.

# Landlord Services

	Premium Maximum protection for your investment	Essential Complete peace of mind 24 hours a day	Basic Professional tenant find service
 Pre tenancy	Free valuation	✓	✓
	Energy Performance Certificate*	✓	✓
	Professional marketing including portals	✓	✓
	Accompanied viewings and offer negotiation	✓	✓
	Tenant referencing and initial Right to Rent checks	✓	✓
	Tenancy agreement and relevant documentation	✓	✓
	Arranging annual gas safety certificate*	✓	✓
	Arranging an electrical safety certificate*	✓	✓
	Compliance with lettings and safety laws and regulations*	✓	✓
 Start of tenancy	Collecting and protecting the tenant's deposit*	✓	✓
	Arranging professional Inventory and Schedule of Condition*	✓	✓
	Transfer of utility billing liability	✓	✓
 During tenancy	Rent collection and monthly statements	✓	Optional*
	For non-UK resident landlords, retention of tax and payment to HMRC*	✓	✓
	Tenancy renewal and regular rent review*	✓	Optional
	Regular property inspection visits and reports	✓	✓
	Ongoing maintenance and repairs*	✓	✓
	24/7 online support	✓	✓
	Re-checking the Right to Rent status, if required	✓	✓
	Tax year summary for your annual tax return, if required	✓	Optional
	Rental income protection**	✓	
	Cover against serious breaches of the tenancy**	✓	
	Legal expenses cover**	✓	
Legally removing unauthorised occupants from your property	✓		
 End of tenancy	Arranging deposit return at the end of tenancy	✓	✓
	Arranging a check-out inspection*	✓	Optional
	Damage dispute negotiation	✓	✓
	Transfer of utility billing liability	✓	✓
	Professional advice on maximising rental potential and preparing the property for re-let	✓	

Services may vary by branch. For full details please see our Terms of Business.

\*Fees and 3rd party charges may apply.

\*\*Claim limits and/or excesses may apply. See your individual policy for full Terms & Conditions.

Visit [cjhole.co.uk](http://cjhole.co.uk) to find your nearest branch.

