

Full Rental Management Service

In appointing Daisy Rose Lettings and property Management to find a suitable tenant and manage your property, you can be assured that we will look after your property to the highest of standards and so protect your best interests to the maximum. From the start, we set out to ensure that we select the right tenant and ensure maximum protection of your best interests. The tenant does not have your contact details at all, you do not need to worry about being called by them. We are here to shield you from any of that and make your role as the landlord as easy and straightforward as possible. If there is a problem, the tenant speaks to us.

The following checklist covers some of the important services we provide as part of this process and highlights areas that you as the landlord may need to consider:

Thorough, objective tenant and guarantor referencing: This is one of the most important parts of a letting agents services. Our tenant selection process includes the most advanced and detailed report of our applicants and this is carried out independently.

Marketing: Internet marketing on various property websites, including Daisyroselettings.co.uk, Zoopla.co.uk and Primelocation.co.uk. We will produce a floor plan detailing room sizes and a photographs of various rooms plus garden etc as well a walk round video for potential tenants to see prior to viewing.

Legal Requirement: Your property will be under an Assured Shorthold Tenancy Agreement, the lease of a specified term of between 6 or 12 months, usually for 12 months.

Gas Safety Certificate: Required for each and every gas appliance annually. We can arrange with one of our approved Gas Safety Registered contractors at cost of £85 or you may provide your own to us.

Electrical Safety: It is now mandatory to have an EICR (electrical installation condition report) prior to letting your property and must be carried out every five years. We can arrange for an EICR to be carried out prior to letting your property at a cost of £200 or you may provide your own to us.

EPC: Energy Performance Certificate is a legal requirement. This can be arranged for you at a cost of £85.00 or you may provide your own to us.

Smoke Detectors: They must be fitted to each floor, you must ensure they are fully functional and fitted with new batteries before the tenant moves into the property. This will also be check by our staff.

Insurance: It is important that you have a suitable buildings insurance policy ie. a landlord's policy. If you rely on any existing standard buildings insurance this may be invalid. Similarly, you may want contents cover, again this needs to be a specialist policy. You must arrange a suitable landlord's Buildings Insurance Policy.

Mortgage: Legally you must notify your lender if you intend to rent out your property. Failure to do so may result in a breach of your mortgage terms and conditions. Remember if the tenant does not pay the rent, you still have the responsibility to pay the mortgage. Your home is at risk if you do not keep up the mortgage repayments and could be repossessed.

Residence/Domicile: In the event that the landlord takes up residence outside the United Kingdom, then in accordance with the Finance Act 1995, a deduction of income tax will be made until a valid exemption certificate is obtained from the Inland Revenue and lodged with Daisy Rose Lettings and Property Management Limited. This calculation will be done via our accountants.

Inventory: It is the landlord's responsibility to provide an inventory, however at no extra cost, Daisy Rose will create the inventory for attachment to the lease. This will be emailed to the tenants to check and sign at check in/check out of the property.

Furnishings: Any soft furnishings included must have a safety label attached and or a permanent label in respect of cigarette and matches ignition as contained in the 1988 safety regulations.

Deposit/Bond: To comply with current legislations, the bond/deposit is lodged by Daisy Rose with the Deposit Protection Service (DPS) and Daisy Rose will issue a certificate of deposit to both the landlord and tenant. As the property is managed by Daisy Rose, we will arrange for repayment of the deposit to the tenant upon satisfactory hand back of the property. Daisy Rose will attempt to seek a satisfactory conclusion to any dispute that may arise as to repairs, damage, cleaning, gardening etc, and in the event of non-agreement, provide an expert witness to the DPS who act as arbitrator. The decision of disbursement/cost by the DPS is final and may take over six weeks to resolve.

Lease Signing: The Assured shorthold tenancy agreement will be prepared and checked by us. Tenant will be emailed to check the lease is correct, signature and payment by the tenant of the rent in advance and bond etc. Landlords must by now have provided Daisy Rose with their forwarding address, contact no, email and bank details so that we can arrange ongoing payments.

Handover on Completion: Daisy Rose staff will carry out an inventory check in report, which is completed room by room, noting any points relevant such as, existing damage, cleanliness etc, and also photographing all noted problems, each room and gardens etc. This report is emailed the tenant for them to electronically sign as correct and agreed. The photographs taken can be emailed to landlord if requested. Daisy Rose will contact the gas, electric, water providers and Council Tax.

During the Tenancy: Hopefully all goes smoothly, however if there is a problem, your tenant calls Daisy Rose, we are on call 24/7. We endeavour to sort things out with minimum inconvenience to you the landlord. Daisy Rose will carry out a periodic check on the property at no extra charge, to ensure there are no ongoing issues or damage to your property and check it is being maintained correctly. Repairs required that have been caused by the tenant are the tenant's responsibility to repair/renew at their own costs. The landlord has a responsibility for ongoing maintenance. Daisy Rose will attempt to define and negotiate an agreement as appropriate. We have our own team of trusted, regular, professional contractors, who are committed to the smooth running of our management services.

Hand Back of Property: Daisy Rose attend by appointment. Check the property condition and carry out a check out report for tenants to check and agree electronically, note meter readings etc and arrange the return of deposit or otherwise as appropriate. Our management fee is all inclusive.

Ready to Market Your Property? So are we. We open 5 days a week Monday - Friday and hope to be of service to you. We are fully committed to implementing the highest quality letting service in the property market. We provide this at competitive commission rates, delivered on a no let, no fee basis. Please do not hesitate to contact us via phone 0161 706 0622 or email info@daisyroselettings.co.uk so we can be in touch without delay to assist letting your property.

We have a home based office in Prestwich covering Whitefield, Radcliffe, Bury and all of the Greater Manchester area. We will be more than happy to help you with any aspect of the marketing experience, whether it's simply just a bit of advice, or if you think rental management is the way to go with your property. [Call](tel:01617060622) our office 0161 706 0622.