

Beaumont Gibbs Lettings – Service Overview

Tenant Find Only

1 Month's Rent Including VAT

Included In Tenant Find Only Service:

- Valuation / Market Appraisal of your property, assistance with compliance and remedial works if needed.
- Professional style photographs and walk through video tour of your property to be advertised on all major portals, including Zoopla and Rightmove.
- Organisation of viewings which are accompanied by one of our professional agents.
- Pre-viewing screenings of potential tenants to ensure suitability.
- Thorough full tenant referencing for the first 2 applicants.
- Right to rent checks and PEP & Sanction checks on all tenants and guarantors.
- Collection of the first month's rent and deposit upfront.
- Organisation of move in dates and key collection.
- All tenancy documentation created, signed, supplied and presented to you in the form of a Landlord pack, once your tenants have moved in.

Optional Extras & Costs

- Additional Referencing £25pp
- Detailed Check In and Inventory Report from £132
- Registration Of The Deposit With The DPS £100
- Rent Review And Renewal Of Tenancies £240

Why Landlords Choose Us

Transparent pricing – no hidden charges or surprise invoices

Competitive rates – lower than most high street agents – trusted locally

Woolwich & Plumstead expertise with personal service

Better value – more service for less cost

Full Management

1 Month's Rent Including VAT + 12% Including VAT Of The Monthly Rent

Included In Full Management Service:

- Valuation / Market Appraisal of your property, assistance with compliance and remedial works if needed.
- Professional style photographs and walk through video tour of your property to be advertised on all major portals, including Zoopla and Rightmove.
- Pre-viewing screenings of potential tenants to ensure suitability.
- Thorough full tenant referencing for ALL applicants.
- Right to rent checks and PEP & Sanction checks on all tenants and guarantors.
- Collection of the rent and deposit.
- Organisation of move in dates and key collection.
- Professional detailed check in and inventory.
- Registration of the deposit with the DPS.
- Rent review and renewals.
- All tenancy documentation created, signed, supplied and presented to you in the form of a Landlord pack, once your tenants have moved in.
- Month 4 and 8 professional inspections.
- Additional inspections are unlimited but need to be requested.
- Professional detailed inventory and check out report for when the tenant vacates.
- Dealing with deposits and disputes.
- Serving section notices and free court attendance by a member of staff.
- Managing maintenance issues quickly and effectively.

