

Our Services

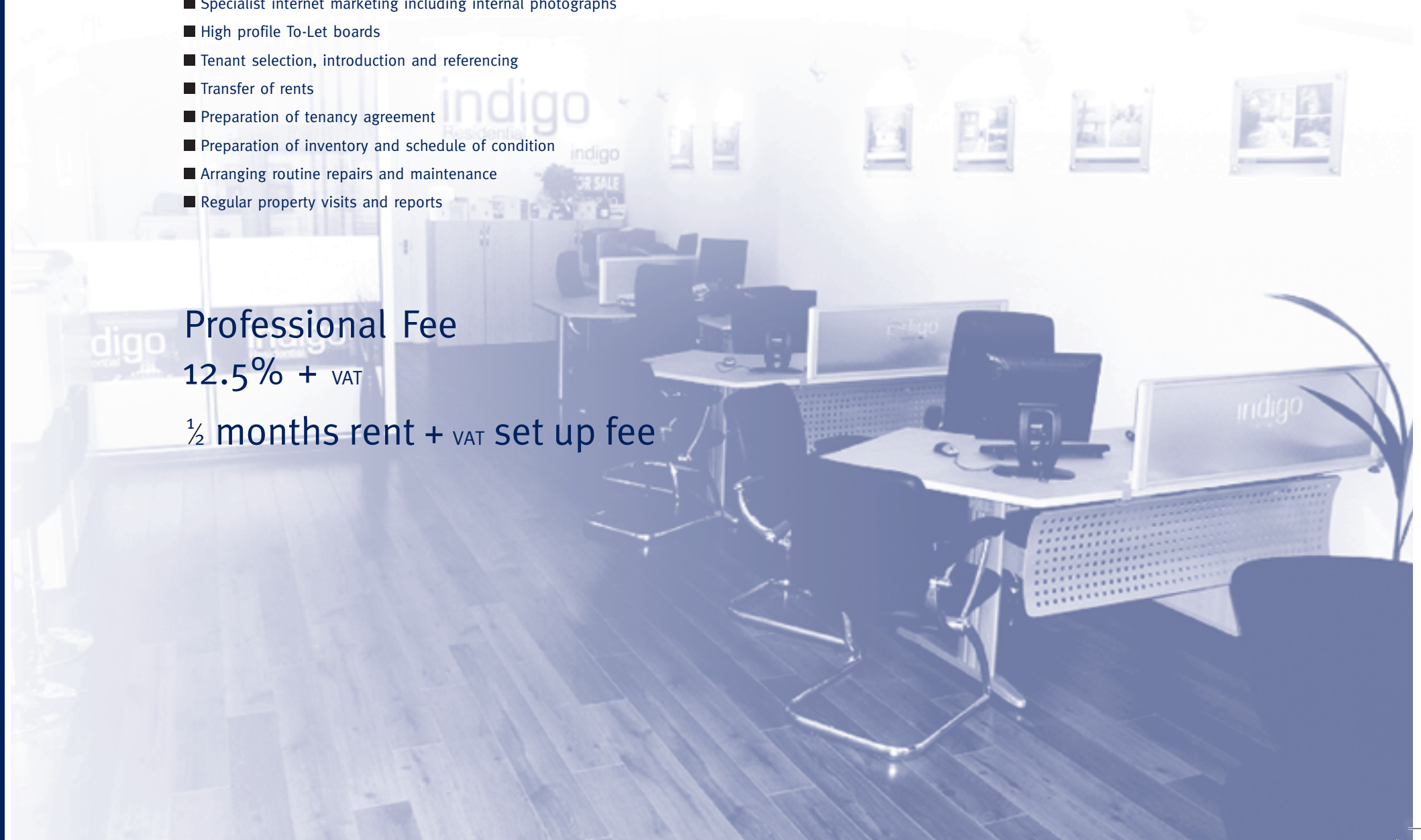
- Marketing including accompanied viewings at the property
- Local newspaper advertising
- Specialist internet marketing including internal photographs
- High profile To-Let boards
- Tenant selection, introduction and referencing
- Transfer of rents
- Preparation of tenancy agreement
- Preparation of inventory and schedule of condition
- Arranging routine repairs and maintenance
- Regular property visits and reports

Professional Fee

12.5% + VAT

½ months rent + VAT set up fee

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Landlords continue to inform us that rent arrears are their greatest worry, followed by the potential costs of the eviction process.

With our **Full Management with Rent on Time** from **Indigo Lettings** we can remove both of these worries and provide you with complete peace of mind.

Presenting to you the innovative Rent on Time service which **GUARANTEES** to pay the rent to you on the day it is due, regardless of whether the tenant has paid or not!

Rent on Time from **Indigo Lettings** provides:

- Rent Collection & Guaranteed Rent Payments
- Free Legal Expenses cover
- Managing non-payment disputes
- Hassle free & cost inclusive eviction process
- Provision of Assured Shorthold Tenancy agreement
- Full Tenant Credit Referencing
- Deposit Registration via DPS

Professional Fee

15% + VAT

½ months rent + VAT set up fee



Our Services

- Marketing including accompanied viewings at the property
- Local newspaper advertising
- Specialist internet marketing including internal photographs
- High profile To-Let boards
- Tenant selection, introduction and referencing
- Preparation of the tenancy agreement
- Preparation of inventory and schedule of condition

Professional Fee

1 months rent + VAT

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Landlord's Legal and Safety Obligations

■ The Furniture and Furnishings (Fire) (Safety) Regulations 1993 (As amended).

This regulation applies to the following soft furnishings: sofas, beds, bed heads, children's furniture, garden furniture suitable for use in a dwelling, scatter cushions, stretch or loose covers for furniture or other similar items. The regulations do not apply to: curtains, carpets, bed linen (including duvets and mattress covers).

All furniture manufactured after March 1990 is likely to comply, however if labels are not attached to the furniture, compliance is in doubt and the item cannot be left in the property.

■ The Gas Safety (Installation and Use) Regulations 1998

These regulations came into force on 31st October 1994 to insure that gas appliances are properly installed and maintained in a safe condition to avoid the risks of carbon monoxide poisoning. It is the responsibility of Landlords to ensure that all gas appliances and gas installation pipe work owned by them are checked for safety at least once a year by a CORGI (Council for Registered Gas Installers) Plumber. In addition accurate records of the safety inspections and any work carried out must be kept. The current safety certificate must always be

available for any tenant prior to them taking occupation of a property.

Faulty equipment can lead to death and a conviction of unlawful killing on a landlord. Under the regulations any appliance that does not conform can be disconnected.

■ The Electrical Equipment (Safety) Regulations 1994

The above impose an obligation on a landlord to ensure that all electrical appliances left as part of a let property are safe. Cabling, fuses and plugs should also be inspected and replaced where necessary to the correct rating for that appliance.

Other legislation covering electrical installations is currently in force and we strongly recommend that all appliances are regularly checked and serviced.

■ The Building Regulations 1991 – Smoke Alarms

The above act required that all properties built since June 1992 must be fitted with mains operated interlinked smoke detectors/alarms on each floor. Similar regulations regarding properties built before this date do not exist, however we recommend that smoke alarms are fitted in all let properties and are regularly checked.

Deposits

From 6 April 2007, all landlords and letting agents taking deposits for assured shorthold tenancies (ASTs) in England and Wales must safeguard them with a Government-authorised tenant deposit protection scheme.

Energy Performance Certificate (EPC)

All rental properties with a new tenancy in England and Wales as of 1st October 2008, are now required by law to have an Energy Performance Certificate (EPC).

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