



[www.stanleybestestateagents.co.uk](http://www.stanleybestestateagents.co.uk)

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## RENTAL SERVICES

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- **BRONZE PACKAGE** – Provision of a Tenancy Agreement ONLY – you source the tenant. We may be able to provide a Guarantee of your Rent with this package \*\* - £70 +VAT
  - **SILVER PACKAGE** - We will actively source, reference and provide a suitable Tenant for your Property using our Marketing Strategy\*. We may be able to provide a Guarantee of your Rent with this package \*\* - £275 + VAT
  - **GOLD PACKAGE** – As the silver package and we will provide a Full management contract to include collection of rent, repairs, maintenance, preparation of inventories and lease renewals. We may be able to provide a Guarantee of your Rent with this package\*\* - £275 + VAT and 10% of monthly rental value to cover managing the property.

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- **INVENTORY PACKAGE** – We can offer professionally listed, recorded and photograph package of all furniture, fixtures and effects - £25 + VAT
  - **INSURANCE** - We can also arrange Landlords Buildings and Contents Insurance at your request. Please ask for further details.

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\*Our Marketing Strategy is tailor made to suit your property style, location and current market trends. This strategy which will offer maximum exposure to the market place and achieve as high a rental value as possible includes:

- Preparation of quality sales particulars with colour photographs
- Erection of a "To Let" board (if required, at an additional cost)
- Displaying of the property within our office/window display
- Pro-actively contacting our database of potential tenants looking for similar properties
- Advertising the property on a number of our dedicated websites
- Obtaining feedback from individual viewers and giving you updates
- Carry out repairs and maintain the property if a management contract is held
- Rental agreement terminations and renewals

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\*\*Our Rent Guarantee covers Legal costs and expenses up to £25,000 for repossession of the property and rent recovery. It can cover up to £10,000 rent payable per month for up to 8 months per 12 month policy. The excess is one month's rent. This product is an additional cost of £110 + VAT, is dependant on the tenants circumstances, payable in advance and will have to be renewed every 12 month contract.

Our Rent Guarantee product availability is dependant on each individual tenant's circumstances. We will endeavour to do our best when selecting tenants to reference but if they fail to comply there will be an additional cost of £15 + VAT per application.

