

NEW OAK ESTATES

We often find that landlords have a variety of needs depending on their landlord experience or simply their desired involvement. New Oak Estates offer three tailored packages to suit;

SERVICE & FEE
INFORMATION

LANDLORD SERVICE AND FEE GUIDE

	Tenant Find £395	Fully Managed Service 8% of Rent	Fully Managed + Rent and Legal Protection 10% of Rent
Property appraisal & rental assessment	■	■	■
Marketing advice & strategy	■	■	■
Provide guidance on letting compliance	■	■	■
Property advertising on web portals & social media	■	■	■
Erect a To Let Board when possible	■	■	■
Carry out accompanied viewings and collect feedback	■	■	■
Tenant referencing	■	■	■
Perform Right To Rent Checks	■	■	■
Prepare Legal Documentation AST	■	■	■
Collect Tenancy Deposit and register with the Deposit Protection Service	■	■	■
Advise utility providers of changes	■	■	■
Arrange a Gas Safe Certificate when required *	■	■	■
Arrange an EPC Energy Performance Certificate when required *	■	■	■
Arrange an Electrical Inspection Report when required *	■	■	■
Collect rental payments and forward to the Landlord with monthly statements		■	■
Undertake routine property visits		■	■
Arrange routine repairs and instruct approved contractors		■	■
Negotiate renewal at the end of the AST term		■	■
Manage end of tenancy, check out process and any deposit disputes		■	■
Early Re Let advertising to avoid rental void		■	■
Insured against loss of rent during the tenancy and eviction process			■
Insured against legal costs and expenses of the eviction process			■
Manages the eviction process up to vacant possession			■

