



Landlord services

When choosing to move your property to Uniek Residential Limited we offer two packages, a **management service** and a **let only service**.

Below are lists of the services included in each package:

Services	Management	Let Only
Visiting the property to assess the potential rental income	*	*
Performing accompanied viewings	*	*
Extensive advertising via various methods	*	*
Tenant Selection including: 2 forms of ID, Employers and Landlords references, Guarantor forms and Credit Checks where necessary.	*	*
Preparing and signing of all legal documentation	*	*
Collection of deposit	*	*
Providing the Landlord with all signed legal documentation	*	*
Checking Tenant into the property including joint meter readings	*	
Bond protection	*	
Regular Inspections	*	
Rent collection	*	
Maintenance and Repairs	*	
Monthly Management Statements	*	
24 Hour emergency call out service	*	
Deposit deduction advice	*	
Utilities set up and informing Council Tax Office	*	
Tenant Check out and Final Inspection	*	



Schedule of fees

Letting only fee	75% of first month's rent + VAT
Management fee	11% of monthly rent + VAT
Bond protection	£40.00
Energy Performance Certificate	£95.00
Gas safety Certificate	£75.00
Electrical & Fire Certificate	£120.00
Independent Inventory	£80.00 – £210.00 depending on size