

RESIDENTIAL INVESTMENT PRE-LET SERVICE

The Pre-Let Service is designed to ensure the smooth progression of your property from acquisition to completion.

If you are not locally based or simply too busy to get involved with time consuming practical issues, our team will oversee and report on the progress of your property from exchange of contracts. This can include carrying out a handover inspection, arranging insurance and utility transfers and ensuring the property is correctly presented for the rental market.



FURNISHING SERVICE

Competitive furnishing packages can be supplied and fitted covering a range of budgets. Rental income is often enhanced by well presented accommodation, please see our website for details.

THE SERVICE

Our standard service includes:

- ▶ Regular photographic updates to illustrate construction progress
- ▶ Thorough on-site inspection upon completion to ensure any practical issues are addressed
- ▶ Arrange for transfer of utilities and meter readings
- ▶ Organize key cutting
- ▶ Liaising with freeholder's managing agent and registering for council tax
- ▶ Arranging contents insurance if required

In addition further options include:

- ▶ Arranging pre tenancy cleaning if required
- ▶ Arranging for Gas Safety Inspection and Portable Appliance Testing (PAT) if required
- ▶ Arranging for the fitting of carpets and curtains
- ▶ Arranging for the appropriate furnishing of apartments by cost effective and efficient furnishing suppliers
- ▶ Installation of a BT Line
- ▶ Compilation of an inventory

PORTFOLIO MANAGEMENT AND ACQUISITION

For those investors who are building up a portfolio of properties, we would be pleased to offer our Portfolio Management service where specific research, acquisition and asset management advice can be given by qualified chartered surveyors.

LETTING AND MANAGEMENT

Once the property is ready for marketing, the appropriate letting office will immediately commence finding a tenant.

In addition, our Property Management Department will ensure the continued smooth running of your property for the duration of the tenancy.

CHARGES

Our standard Pre-Let Service is charged at a fixed fee per property. The additional options outlined will incur charges from the companies we use to provide these services. We can advise fully on the likely costs involved.



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