

Our Rent Collection Service - 12 %

When given the written permission of the landlord our rent collection service will include;

- The property will be placed on our comprehensive marketing rental list, copies of which are available in all sales offices as well as our rental branches.
- We will commence our high profile and extensive advertising campaigns, including our own and leading websites such as Zoopla and OnTheMarket.
- We will automatically arrange for a 'TO LET' board to be erected on instruction and to re-advertise the property unless you instruct otherwise.
- Prospective tenants will be accompanied to view the property by professional and experienced staff.
- Comprehensive reference and credit checks, via an independent referencing agency will be obtained for the prospective tenants.
- A LGSR (Landlords Gas Safety Record) will be obtained and maintained for the property, which is required by law. (The fee for this is payable by the landlord.)
- An EPC (Energy Performance Certificate) will be obtained and made available for the property, required by law. (The fee for this is payable by the landlord).
- A satisfactory EICR (Electrical Installation Condition Report) will be obtained and made available for the property, required by law. (The fee for this is payable by the landlord).
- A LRA (Legionnaires Risk Assessment) will be obtained and made available for the property, to help the landlord assess and control the risk of exposure to tenants to legionnaires. (The fee for this is payable by the landlord).
- A bond/deposit will be obtained equivalent to one months rental plus £100.00 unless stated otherwise.
- Initial set up costs equivalent to two and a half weeks rental for the legal documents, advertising and the occupation contract is payable by the landlord once a tenant is secured.
- The occupation contract will be for a minimum term of six months and will continue on a month to month basis unless otherwise instructed by yourself in writing.
- Rent will be collected on a monthly basis and accounted to the landlord by Bank Automated Clearing System (BACS).
- The tenants will be supplied with the landlords contact details so that they may contact the landlord in the event of any breakdowns and repairs needed at the property during the tenancy.
- The bond will be registered in the Dawsons custodial scheme with TDS, which will be available for transfer upon the landlords request, to the landlords custodial scheme of choice within 30 days of a tenancy start date.

THE FOLLOWING OPTIONS ARE AVAILABLE TO THE LANDLORD;

- Comprehensive rent protection at £360.00 Per annum when rent does not exceed £2,500 PCM, or 420.00 Per annum when rent does not exceed £5000.00 PCM.
- A full inventory can be taken for the landlords own use at the beginning and end of tenancy, that includes the condition of carpets, decoration, the gardens as well as all contents. For this service, Dawsons will require at least 7 days notice, giving time for the property to be initially attended for the purposes of providing the inventory cost, and for a second visit completing the full inventory schedule for contents and condition;

No. of Bedrooms	Furnished	Unfurnished
One to two	From £210.00	From £180.00
Two to three	From £240.00	From £210.00
Five plus	P.O.A	From £300.00

- Routine inspections can be carried out at £36.00 per visit (we recommend these are carried out on a quarterly basis). For further information on this service, please contact our office.
- Formal notice for vacant possession can be provided for our rent collection landlords for £114.00 per notice. For further information on this service please contact our office.

N.B. THE FOLLOWING IS THE RESPONSIBILITY OF THE LANDLORD;

- To arrange transfer of the tenancy deposit within 30 days of the start date with the applicable custodial tenancy deposit protection scheme, and to provide any required prescribed information and certificates to the tenant within the same period.
- Routine inspections (unless you request our additional routine inspection service).
- Repairs and breakdowns.
- Transfer of utilities (at the start of each tenancy, and within 21 days for the purposes of DCWW).
- Provision of a full inventory of the condition and contents of the property (unless you request our additional inventory service).
- To be a registered and licensed landlord with Rent Smart Wales (RSW), as the property to be let is located within Wales. It is also the landlords responsibility to have all aspects of property management carried out by a third party to be done so under a license. Therefore, the landlord must ensure the property is correctly linked to the Dawsons RSW license (required as a licensed agent practising within Wales).
- To have in place adequate landlord building and content insurance (content insurance when applicable) prior to the start of an initial tenancy, and continuously thereafter for the duration of all tenancies.

Please speak with a member of staff on these points should you need further information