



FIND

For landlords who are looking for a tenant find service, yet wish to undertake their own day-to-day management of the property. We will market the property, source the tenant, negotiate the tenancy terms and arrange the required paperwork upon move in. There are also additional services that can be offered if required such as compliance advice, tenant deposit registration, pre-tenancy cleans and inventory provision.

MANAGEMENT

This service comprises a basic letting management service and includes services such as deposit registration, rent collection, landlord statements, inventories, chasing arrears and rent reviews. This service is a more hands-off option for the landlord as CB+CO will take care of the day-to-day management.

MANAGEMENT +

For landlords who would prefer a completely hands-off option, the Management + offers a premium service with quality marketing and service all round. The benefit of the Management + option includes rental guarantee. You can trust that your property is being looked after with regular inspections throughout the tenancy, photographic reports, preventative maintenance and quick problem-solving.

Professional, expert management services is integral to the smooth running of buy-to-let property assets and ensuring long-term profitability.

YOUR OPTIONS

	FIND	MANAGEMENT	MANAGEMENT 
	£500 minimum fee	9% of monthly rent	12% of monthly rent
Set up Fee	N/A	£450	£450
Rental Market Appraisal	✓	✓	+
Photography & Marketing	✓	✓	+
Accompanied Viewings	✓	✓	+
Tenant Vetting & Right to Rent Checks	✓	✓	+
Compliance Advice	✓	✓	+
Tenancy Agreement & Organise Move Ins	✓	✓	+
Collection of Deposit & First Months' Rent	✓	✓	+
Register Tenant Deposit		✓	+
Photographic Inventory & Schedule of Condition		✓	+
Managing the Check-Out Process		✓	+
Guidance on Compliance with Statutory Provisions & Letting Consents		✓	+
Advice on presentation		✓	+
Furniture Provision & Interior Design		✓	+
Transfer of Utilities & Council Tax		✓	+
Repairs Co-ordination		✓	+
Annual Rent Review		✓	+
Key Holding Service		*	+
Professionally Edited Photographs		*	+
Matterport 3D virtual tours / dolls house, detailed floor plan & description		*	+
Six monthly property inspections, including photographic reports		*	+
24 hour call out service for tenant emergencies		*	+
Void Property Service		*	+
Deposit Dispute Negotiation, Compilation & Submission		*	+
Rental Guarantee & Legal protection		*	+

*Please note additional costs may apply for certain services