

LUCAS LETTINGS SERVICE OPTIONS

TENANT FIND OPTION 1

WHAT WE DO:

1. Free market appraisal
2. Market the property to the widest audience to find a suitable tenant
3. Negotiate the terms of the tenancy to your needs
4. Reference the tenants
5. Collect the first month's rent in advance and deposit

WHAT YOU DO:

1. Draw up tenancy agreement
2. Prepare comprehensive inventory
3. Ensure all landlord obligations are met & keep on top of current legislation
4. Carry out inspections on the property
5. Collect rent & chase late payment
6. Resolve any tenancy issues
7. Handle routine maintenance
8. Negotiate tenancy renewals
9. Handle any deposit disputes

TENANT FIND OPTION 2

WHAT WE DO:

1. Free market appraisal
2. Market the property to the widest audience to find a suitable tenant
3. Negotiate the terms of the tenancy to your needs
4. Reference the tenants
5. Collect the first month's rent in advance and deposit
6. Draw up the tenancy agreement
7. Carry out a comprehensive inventory
8. Ensure all landlords legal obligations are met
9. Change over all utilities & Council tax into tenants name
10. Protect deposit
11. Complete a check in with the tenants including signing of inventory

WHAT YOU DO:

1. Carry out inspections on the property
2. Collect rent & chase late payment
3. Resolve any tenancy issues
4. Handle routine maintenance
5. Negotiate tenancy renewals
6. Handle any deposit disputes

FULL MANAGEMENT

WHAT WE DO:

1. Free market appraisal
2. Market the property to the widest audience to find a suitable tenant
3. Negotiate the terms of the tenancy to your needs
4. Reference the tenants
5. Collect the first month's rent in advance and deposit
6. Draw up the tenancy agreement
7. Carry out a comprehensive inventory
8. Ensure all landlords legal obligations are met
9. Change over all utilities & Council tax into tenants name
10. Protect deposit
11. Complete a check in with the tenants including signing of inventory
12. Carry out inspections with full feedback to you
13. Collect rent & chase late payments
14. Continue to ensure all legal obligations are met
15. Resolve any tenancy issues
16. Handle routine maintenance

WHAT YOU DO:

INSTRUCT US!