Fully Managed Leasing

What is Fully Managed Leasing?

Fully Managed Leasing is a hassle-free service where we take complete responsibility for your property — from tenant sourcing and rent collection to maintenance and compliance.

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Do I still need to manage the property?

No. We handle everything on your behalf, including tenant communication, repairs, inspections, and legal requirements.

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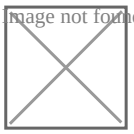
How is rent guaranteed?

We ensure consistent rental income through pre-vetted tenants and structured agreements, minimizing the risk of missed payments.

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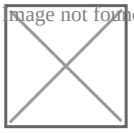
How does the process work?

Once you instruct us, we will: Carry out a full property assessment and advice on rent, Market your property to suitable applicants, Conduct viewings and tenant referencing, Prepare legally compliant tenancy agreements, Manage rent collection and payments, Handle repairs, maintenance and compliance checks and Provide ongoing support and communication.



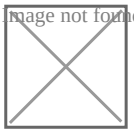
How much does fully managed letting cost?

Our fees are clearly outlined before any contract is signed and are tailored to the level of service you select. You'll know exactly what you're paying for, with no hidden charges.



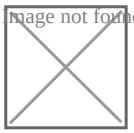
How do you find and reference tenants?

We advertise your property using professional property portals and channels, then: Carry out Right to Rent checks, Check employment/income where applicable, Obtain previous landlord references and Confirm affordability.



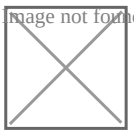
Who collects the rent?

We collect rent on your behalf and ensure it's paid promptly. Where possible, we also work with relevant authorities (including Universal Credit and local housing partners) to help facilitate direct rent payments to landlords when applicable



What happens if a tenant fails to pay?

We offer enhanced support including: Rent chasing and arrears management, Mediation services designed to resolve disputes early and Legal protection cover if eviction proceedings become necessary.



Do you handle repairs and maintenance?

Yes — we manage reported repairs and routine maintenance with your approval. We strive to keep properties in great condition and resolve tenant issues quickly and professionally.

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What about compliance and safety requirements?

We help ensure your property meets all statutory requirements, including: Valid Gas Safety Certificate, Electrical safety (EICR), EPC rating compliance and Smoke and carbon monoxide alarms.

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Who do I contact when issues arise?

Our team is your main point of contact for anything related to the tenancy — from repairs to rent queries — so you have one reliable contact throughout.

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What happens at the end of a tenancy?

We can handle: Check-out and deposit negotiation, End-of-tenancy inspections, Preparing the property for re-letting and Renewals or issuing notices where legally required.

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Is my property protected?

Yes. We work with specialist insurance partners to provide rent and legal protection options that can cover: Unpaid rent up to specified limits, Legal expenses for eviction or dispute resolution.

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What if I want to sell or take back control?

Fully managed services can continue while you prepare to sell, or we can assist with transition planning if you decide to manage the property yourself or move to another service. Prior notice requirements will be outlined in your agreement.

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What are the key benefits of fully managed letting?

Hands-off for landlords, Professional rent collection and arrears handling, Comprehensive compliance support, Tenant communication and dispute resolution, Maintenance coordination and Peace of mind throughout the tenancy.

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Is fully managed letting right for me?

This service is ideal if you want: A hands-free rental experience, Confidence your property is professionally looked after and Expert support through every stage of the tenancy.

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How do I get started?

Contact our team for a free rental assessment and quote. We'll review your property, explain the fully managed process and provide a transparent fee structure — so you can decide with clarity and confidence

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Expert Tenant Matching

How do you match the right tenant to my property?

We use a detailed screening process including background checks, affordability analysis, and lifestyle compatibility to find the best match.

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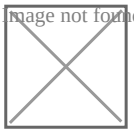
Do you verify tenant backgrounds?

Yes. Every tenant undergoes thorough verification, including employment checks, credit history, and references.

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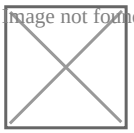
What services are included?

Our self-managed service typically includes: Professional marketing of your property, Accompanied viewings, Tenant affordability and Right to Rent checks, Preparation of tenancy agreements, Collection of the first month’s rent and deposit, Registration of the deposit with a government-approved scheme and Inventory and check-in (where selected).



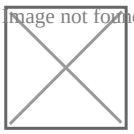
What isn’t included?

With self-management, ongoing responsibilities remain with you, including: Rent collection, Handling maintenance and repairs, Managing tenant queries, Property inspections, Renewals and rent reviews and Serving legal notices where required.



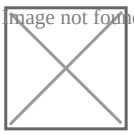
How long does it take to find a tenant?

This depends on: Location, Rental price, Property condition and Market demand.



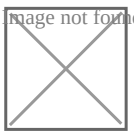
Who chooses the tenant?

You have final approval on all tenant applications. We carry out full affordability and provide you with clear reports so you can make an informed decision.



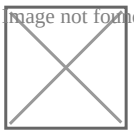
What checks are carried out on tenants?

We complete: Affordability checks, Employment and income verification and Right to Rent checks (as required by law).



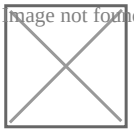
Do you prepare the tenancy agreement?

Yes. We provide a legally compliant Assured Shorthold Tenancy (AST) agreement and any required prescribed documents. This helps ensure your tenancy is set up correctly from day one.



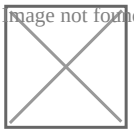
What legal responsibilities do I have as a landlord?

As a self-managing landlord, you are responsible for: Gas Safety Certificate, Electrical Safety Report (EICR), EPC, Smoke and carbon monoxide alarms, Licensing (where applicable), Serving legal notices correctly and Complying with Right to Rent requirement.



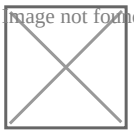
What condition does my property need to be in?

Your property must be: Safe and compliant with current legislation, in good, rentable condition and Clean and ready for occupation.



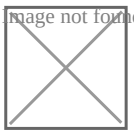
Do I need landlord insurance?

Yes. We strongly recommend appropriate landlord insurance which we offer, including: Buildings insurance.



Can you help if I need support after the tenant moves in?

Yes. We offer optional ongoing support services, including: Rent collection, Full property management, Compliance renewals and Legal notice support.



What safety certificates are legally required?

You must have: ? A valid Gas Safety Certificate (annual, if gas is present) ? A valid Electrical Safety Report (EICR) (at least every 5 years) ? A valid EPC with a minimum rating of E (unless exempt) ? Smoke alarms on each floor ? Carbon monoxide alarms where required These must be in place before a tenancy starts and kept up to date.

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Do I need to protect the tenant’s deposit?

Yes. If any deposit is taken it must be protected in a Government-approved tenancy deposit scheme within 30 days, and the prescribed information must be served on the tenant. Failure to comply can lead to financial penalties and may prevent you from serving certain possession notices.

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What documents must I provide to tenants at the start of a tenancy?

You must provide: ? A copy of the Gas Safety Certificate (if applicable) ? A copy of the EPC ? Deposit Prescribed Information ? The current “How to Rent” guide ? The tenancy agreement and any required legal notices Providing these correctly is essential for compliance.

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What are my ongoing repair obligations?

Under UK law, landlords are responsible for maintaining: ? The structure and exterior of the property ? Plumbing, heating and hot water ? Gas and electrical installations supplied by the landlord Repairs must be carried out within a reasonable timeframe once reported.

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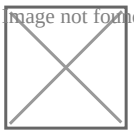
Do I need to carry out Right to Rent checks?

Yes. Landlords must complete Right to Rent checks for all adult occupiers before the tenancy begins and keep records for the duration of the tenancy. Failure to do so can result in penalties.

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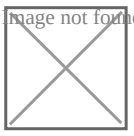
What is licensing and do I need it?

Some properties require a licence, including: ? HMOs (Houses in Multiple Occupation) ? Properties in areas with selective or additional licensing Licensing rules vary by local authority. We can advise whether your property requires a licence and help you apply.



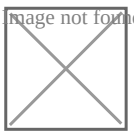
What is the Renters’ Rights reform and how will it affect landlords?

Rental legislation is changing, including reforms to possession rules and property standards. This may impact: ? How landlords regain possession ? The standards properties must meet ? Registration requirements for landlords We stay up to date with changes and can guide you on what this means for your property.



What happens if I don’t comply with landlord legislation?

Non-compliance can result in: ? Fines and civil penalties ? Rent Repayment Orders ? Enforcement action by the local authority ? Restrictions on serving possession notices Staying compliant protects both your income and your investment.



How often should my property be inspected?

Regular inspections are recommended to: ? Identify maintenance issues early ? Ensure safety standards are maintained ? Protect the condition of your property We can carry out inspections on your behalf and report back with any recommendations.

