

LETTINGS

WHAT WE
OFFER

CURRAN  PINNER
curranpinner.co.uk





What We Offer

	Letting Only	Rent Collect	Fully Managed
Initial visit to your property by a senior member of the Curran & Pinner Letting team	✓	✓	✓
Assessment of your requirements and a tailored service to ensure all of your needs are met	✓	✓	✓
Discussion of market value and advice on the legal aspects of letting your property	✓	✓	✓
Pro-active marketing by our specialist Letting Negotiators	✓	✓	✓
Instant Cross Marketing of your property from all Curran & Pinner Departments	✓	✓	✓
Instant mail out of your property to our database of qualified applicants via email	✓	✓	✓
Email confirmations of each viewing arranged sent to Landlord	✓	✓	✓
Fully compliant and professional marketing which includes wide angle photography & A3 window cards	✓	✓	✓
Multi-listing with the leading marketing portals e.g. Rightmove, Zoopla, On The Market, PrimeLocation etc.	✓	✓	✓
Regular insertion in www.rightmove.co.uk Showcase box ensuring your property receives premium exposure	✓	✓	✓
Guaranteed Featured Listing on www.zoopla.co.uk ensuring your property receives premium exposure	✓	✓	✓
Online Marketing optimised for Tablet & Smartphone's ensuring your property stands out from the competition	✓	✓	✓
Regular feedback on marketing once viewings commence	✓	✓	✓
Fully accompanied viewings with one of our experienced Letting Negotiators	✓	✓	✓
Full negotiation service to ensure we find you the best matched Tenants, on the right terms for you and your property	✓	✓	✓
File progressed by dedicated file progressor based in Property Management Department (Not by Negotiator)	✓	✓	✓
Collect Tenants ID's and comply with Right to Rent regulations	✓	✓	✓
Organisation / Reminder of the annual Gas Safety Test	✓	✓	✓
Organisation of the annual Portable Appliance Test (PAT test) (if required)	✓	✓	✓
Organisation of an Electrical Installation Condition Report (EICR) (if required)	✓	✓	✓
£50,000.00 rent protection & £50,000.00 legal expense cover available for minimal premium	✓	✓	✓
Protection of the tenancy deposit with the Deposit Protection Service Custodial Scheme (DPS) within fee structure	✓	✓	✓
Complete Prescribed Information if we are bonding deposit	✓	✓	✓
Collect initial monies (Rent & Deposit) in cleared funds	✓	✓	✓
Attend site to carry out smoke alarm disclaimer with Tenant before releasing possession for an agreed fee	✓	✓	✓
Send welcome emails to Tenant and Landlord detailing contact points etc	✓	✓	✓
Process the new let funds to Landlords via electronic bank transfer	✓	✓	✓
Monthly Rents collected, statement of account produced and paid across to Landlords daily by BACS bank transfer		✓	✓
Rents are closely monitored with a comprehensive arrears process in place to enforce if necessary		✓	✓
Annual rent reviews by an experienced member of the team		✓	✓
NRL Quarterly and Annual Returns		✓	✓
Retain tax and pay HMRC in respect of all non-resident Landlords		✓	✓
Invoice payment to suppliers/contractors		✓	✓
Payment of service charge/ground rent		✓	✓
Negotiate renewal, Documentation signed, collect any renewal fees due		✓	✓
Property Management Welcome call with your Tenant			✓
All reactive/planned day maintenance dealt with by your own dedicated property manager			✓
24 hour online maintenance reporting monitored by a member of our team during out of office hours 24/7			✓
All emergency (unsocial hours) maintenance dealt with 24/7, 365 days a year			✓
Fully vetted contractor scheme or use of your preferred contractors			✓
Service of correct legal notices as a fixed term tenancy comes to an end Section 21 (BY HAND)			✓
End of tenancy process/serve notice/update client for remarketing			✓
Arrange check out inspection & post tenancy clean (at extra cost)			✓
Deposit negotiations between both parties and deal with dispute and deposit scheme			✓
Arrange property inspections carried out by independent inventory clerk sent over to you for your peace of mind			✓
Full access to Letting Legal Help line via your Property Manager			✓
Vacant property management between tenancies (if necessary)			✓