



ESTATE AGENTS

www.richardgreener.co.uk



Key benefits worth noting when comparing our full management service with other agents

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- Prospective tenants applying for a property undergo a strict referencing regime via a third party referencing company including Right to Rent, credit, employment and current or previous landlord checks. Once approved, tenancy is underwritten with rent guarantee with NIL excess for the first twelve months so the insurer pays the rent if the tenant is in arrears and remained in occupation. This rent protection also covers the cost of serving legal notices, court fees, court representation and eviction. Greener Rentals have 500 properties under management and 5 tenants have been taken to court in the past 15 years so we are hopefully attracting the best quality tenants.
- Tenants lodge 1.5 months' rent as the security deposit or 2 months if a pet is permitted and this is registered with The Dispute Service Ltd.
- We provide a detailed inventory check in report describing the exterior and interior of the property including meter readings, keys issued and any instruction manuals. Tenants sign a disclaimer accepting the report as accurate if they elect not to approve and return the report within 7 days and this is used as the basis for assessing any dilapidations beyond fair wear and tear when the tenants vacate.
- We arrange for gas, electricity, water and council tax accounts to be placed into the tenants names at tenancy commencement and into the landlords name at the end of the tenancy or the void period between tenancies.
- Inspections take place initially after two months and then every four months thereafter with a written report confirming the condition and any problems observed.
- A pre-check out inspection and checklist is provided to tenants to assist with handing back the property in acceptable condition to minimise dilapidations and potential deposit disputes.
- Our tenancy agreement requests tenants give 2 months notice to terminate rather than the statutory 1 month which allows more time to secure the right tenant and minimise the void period. We allow approx one week between tenancies to allow time for any cleaning / maintenance work required in readiness for the new tenancy.
- We can arrange annual safety checks and legionnaires assessment on your behalf. Gas safety check costs approx £60, electrical safety check approx £80 and legionnaires £55 inc VAT.
- Maintenance issues reported by a tenant are advised to you via phone or email. If agreed, we would arrange for a contractor to attend and the cost deducted on your next monthly income statement and we would arrange payment to the contractor. This assists with your income and expenditure summary for tax purposes each year.
- There are no compulsory renewal fees with an existing tenant. You have the option of offering the tenants a further fixed term (charge of £75 + VAT) or you can continue with all original tenancy terms on a rolling contract known as a Statutory Periodic Tenancy and either party would have to give two months written notice (FREE of charge).