

let us look
after you



Protected Tenancy
Management Service

Protected Tenancy Management Service

This is our premium package for landlords who require maximum protection, a guaranteed income and exceptional property care.

We provide a professional, trustworthy, and efficient service that ensures your property performs at its best while giving you complete peace of mind.

Within this service we will:

- Provide our Set Up Service + Tenancy Management Service
- Ensure reliable monthly income via our rent protection service terms should the tenancy fall into arrears.
- Ensure via our rent protection service terms to ensure legal costs are covered in the event of eviction
- **Rent paid by Hobbs Parker if your tenant defaults**

**75% of the first months' rent plus
13.5%+VAT of the monthly rent**

Additional Services:

Dependant on property:

- Professional Photography and Floorplan
- Independent Preparation of Inventory and Schedule of Condition
- Check-In and Check-Out of tenancy
- Deposit registration after first year

**Fee: Dependant
on Property**

**hobbs
parker**

let us do
all the work



Tenancy Management
Service

Our Tenancy Management Service provides a hands off solution for managing tenancies.

This service is designed to protect your investment, maximise rental income, and ensure the tenancy is managed in full compliance with current lettings legislation.

Within this service we will:

- Provide our Set Up Service
- Receive rent from the tenant each month and transfer promptly
- Provide statements regarding the transaction on your rent account
- Handle tenants complaints and problems
- Arrange maintenance and repairs on your behalf
- Inspect the property regularly and provide reports
- Arrange renewal of safety records and ensure compliance of legislation
- Notify and transfer the utility accounts on your behalf
- Arrange payment of our contractor invoices through the client rent account
- Provide end of tenancy management

**75% of the first months' rent plus
10%+VAT of the monthly rent**

Additional Services:

Dependant on property:

- Professional Photography and Floorplan
- Independent Preparation of Inventory and Schedule of Condition
- Check-In and Check-Out of tenancy
- Deposit registration after first year

**Fee: Dependant
on Property**

let us collect
the rent



Protected Rent
Collection Service

Protected Rent Collection Service

Our Protected Rent Collection Service ensures we handle the financial side of your tenancy whilst protecting you from the financial and legal risks associated with tenant arrears.

Whether you own one property or a growing portfolio, we provide a professional, dependable service designed to safeguard your investment and keep your rental income flowing.

Within this service we will:

- Provide our Set Up Service
- Receive rent from the tenant each month and transfer promptly
- Provide statements regarding the transaction on your rent account
- Ensure reliable monthly income via our Rental Protection Service terms should the tenancy fall into arrears.
- Ensure via our Rental Protection Service that legal costs are covered in the event of eviction
- **Rent paid by Hobbs Parker if your tenant defaults**

**75% of the first months' rent plus
7%+VAT of the monthly rent**

Additional Services:

Dependant on property:

- Professional Photography and Floorplan
- Independent Preparation of Inventory and Schedule of Condition
- Check-In and Check-Out of tenancy
- Deposit registration after first year

**Fee: Dependant
on Property**

let us find you
a tenant



Set Up Service

Set Up Service

This service provides all of the essential marketing and initial compliance and can be accompanied by other services.

Our Set Up Service is designed for landlords who feel confident in managing the tenancy and accompanying legislation but require professional expertise in sourcing a quality tenant.

Within this service we will:

- Arrange professional marketing of the property across major property portals
- Arrange and conduct accompanied viewings
- Provide expert tenant communication and negotiate tenancy terms
- Conduct stringent tenant referencing
- Provide professional tenancy documentation in line with legislation
- Ensure efficient collection of initial monies (first month rent and deposit)
- Provide key hand over
- Initial registration of the security deposit in line with legislation

Fee: 75% + VAT of the first months' rent (subject to a minimum of £1000 + VAT)

Additional Services:

Dependant on property:

- Professional Photography and Floorplan
- Independent Preparation of Inventory and Schedule of Condition
- Check-In and Check-Out of tenancy
- Deposit registration after first year

Fee: Dependant on Property

what you have to do



Legal and Safety
Requirements

Legal and Safety Requirements

When letting you must ensure that your property complies with the following legislation.

Safety aspects fall under criminal law. If a criminal offence is committed landlords can face a prison sentence, heavy fine or both.

We would be pleased to advise further on any aspect of the legislation in order to ensure full compliance.

■ Gas

The Gas Safety (Installation and Use) Regulations 1998 are designed to prevent injury to the public from carbon monoxide poisoning, fire and explosion.

All Landlords have a common law duty to ensure that gas installations and appliances supplied with their properties are safe. A valid safety certificate (CPI2) carried out by a GAS SAFE registered engineer must be presented to each tenant at tenancy commencement and annually throughout the tenancy.

■ Electrical

The Electrical Safety Standards in The Private Rented Sector 2020 require 5 yearly inspections of electrical installations and inspection reports to be supplied to tenants. Electrical safety reports must comply with the 18th edition of the wiring regulations British Standard 7671.

■ Smoke and Carbon Monoxide Alarms

The Smoke and Carbon Monoxide Alarm (England) Regulations 2022 require a smoke alarm to be present on each floor of the property and in addition a carbon monoxide alarm to be present in any room with a fixed combustion appliance (except gas cookers).

■ Consent to Let

If a landlord lets out his property without the consent of his mortgage lender he may be in breach of the terms and conditions of his mortgage with potentially serious consequences. If you have a mortgage you must obtain consent from your mortgage lender.

If the property is leasehold, any let will be subject to the approval of the Superior Landlord.

■ Tax

Income tax is payable on rental income. Landlords must declare this income on a Self-Assessment Tax Return. There is a requirement under Self-Assessment to keep adequate records to ensure that the calculations included in the return are accurate. For Landlords whose residence is outside of the UK the legislation differs and Hobbs Parker Residential Lettings will have a statutory obligation to deduct basic rate tax on the rental income and make payments to the Inland Revenue, however, you can apply to the Inland Revenue to 'self-assess' your own tax. Upon approval, the Revenue will authorise payment of rent without deducting tax at source. For further information we strongly advise consultation with a Tax Advisor.

■ EPC

It is a legal requirement for all rented properties to have an Energy Performance Certificate (EPC). It is the Landlords responsibility to ensure that an EPC is available to any prospective tenant during marketing. We can assist you in arranging for a registered Energy Assessor to prepare the necessary documentation. If you would prefer to arrange your own EPC then we must receive a copy of the Certificate.

It is illegal to let out a property with an EPC Rating below E.

■ Chimney Sweeping

Provide certification of chimney sweeping.