

○ Rent Collection

Our tailored Rent Collection Service has been set up with semi experienced landlords in mind who enjoy the involvement of speaking with their tenants, arranging maintenance repairs, and carrying their own regular property inspections. Next Move Residential will oversee key aspects of the tenancy with finding, referencing, and moving in new suitable tenants, providing the tenancy agreement, and preparing a detailed inventory. We will collect the monthly rent and review the return condition at the end of the tenancy resolving any related concerns.

- **Marketing** of your property across a range of carefully selected portals
- Prequalify each enquiry and carry out **accompanied viewing** appointments to achieve suitable tenant matches
- Once tenants selected, validate **Right to Rent checks** (in line with Government regulations), undertake applicant **referencing**, affordability assessment, review **applicant credit history** and confirm final suitability
- **Assured Shorthold Tenancy agreement** with any other relevant documents issued and signed by tenant and landlord
- Landlord and property **compliance and safety checks** are carried out. Assistance to arrange Energy Performance Certificate, Electrical Installation Condition Report, Landlords Gas Safety Certificate. Smoke Alarms, CO Alarm and Legionnaires checks
- Comprehensive **written and photographic inventory** completed ahead of tenancy; to include gas and electric meter readings taken and provided to tenants to set up own utility accounts
- Collection of **first month's rent**. Collection and **registration of deposit** with Tenancy Deposit Scheme
- Process **rent payments** to landlord along with **monthly statements**
- Robust **rent chasing process** should rents not be paid on time or in full
- Full transparency for landlords via online **landlords' portal**
- On hand to issue **compliance advice** throughout the tenancy
- **Annual rent review** to keep the rent in line with the local market
- Undertake **servicing of legal notices** to end the tenancy
- Review **property return condition** and cleanness compared to the original inventory, reporting back to all parties, **negotiate any contributions from deposit** and actioning contactors, only when required, before carrying out deposit return process

For this we charge a monthly commission for managing the tenancy with a one off set up fee at the start of each new move in. There are no tenancy renewal costs, although we will review and negotiate a new monthly rent with the tenants based on the market at that time.

