

Landlord Services

Premium



Premium is our ultimate full management service, designed to safeguard your finances and provide full protection against risks associated with letting a property.

- ✓ Rent and legal protection if the tenant doesn't pay.*
- ✓ Full property management service.
- ✓ Your landlord legal rights protected and enforced.

Essential



Our Essential service delivers peace of mind 24/7, from the time your property is first marketed until the deposit is returned.

- ✓ Management of all compliance matters to help you meet your legal and safety obligations as a landlord.
- ✓ Handling all routine tenancy matters, including maintenance and repairs and 24/7 online support.
- ✓ Regular property inspections and reports.





Basic



Our Basic service, designed for experienced professional landlords, gives you the confidence that your property will be let to a qualified, referenced tenant on a binding tenancy agreement.

- ✓ Industry leading tenant referencing and background checks.
- ✓ Maximum exposure on major property portals and accompanied viewings.
- ✓ Compliant and legally binding tenancy agreement.

Landlord Services

| | | Premium Maximum protection for your investment | Essential Complete peace of mind 24 hours a day | Basic Professional tenant find service |
|---|--|---|--|---|
|  Pre tenancy | Free valuation | ✓ | ✓ | ✓ |
| | Energy Performance Certificate* | ✓ | ✓ | ✓ |
| | Professional marketing including portals | ✓ | ✓ | ✓ |
| | Accompanied viewings and offer negotiation | ✓ | ✓ | ✓ |
| | Tenant referencing and initial Right to Rent checks | ✓ | ✓ | ✓ |
| | Tenancy agreement and relevant documentation | ✓ | ✓ | ✓ |
| | Arranging annual gas safety certificate* | ✓ | ✓ | ✓ |
| | Arranging an electrical safety certificate* | ✓ | ✓ | ✓ |
| | Compliance with lettings and safety laws and regulations* | ✓ | ✓ | ✓ |
|  Start of tenancy | Collecting and protecting the tenant's deposit* | ✓ | ✓ | ✓ |
| | Arranging professional Inventory and Schedule of Condition* | ✓ | ✓ | |
| | Transfer of utility billing liability | ✓ | ✓ | |
|  During tenancy | Rent collection and monthly statements | ✓ | ✓ | Optional* |
| | For non-UK resident landlords, retention of tax and payment to HMRC* | ✓ | ✓ | ✓ |
| | Tenancy renewal and regular rent review* | ✓ | ✓ | Optional |
| | Regular property inspection visits and reports | ✓ | ✓ | |
| | Ongoing maintenance and repairs* | ✓ | ✓ | |
| | 24/7 online support | ✓ | ✓ | |
| | Re-checking the Right to Rent status, if required | ✓ | ✓ | |
| | Tax year summary for your annual tax return, if required | ✓ | Optional | |
| | Rental income protection** | ✓ | | |
| | Cover against serious breaches of the tenancy** | ✓ | | |
| | Legal expenses cover** | ✓ | | |
| | Legally removing unauthorised occupants from your property | ✓ | | |
|  End of tenancy | Arranging deposit return at the end of tenancy | ✓ | ✓ | ✓ |
| | Arranging a check-out inspection* | ✓ | ✓ | Optional |
| | Damage dispute negotiation | ✓ | ✓ | |
| | Transfer of utility billing liability | ✓ | ✓ | |
| | Professional advice on maximising rental potential and preparing the property for re-let | ✓ | | |

Services may vary by branch. For full details please see our Terms of Business.

*Fees and 3rd party charges may apply.

**Claim limits and/or excesses may apply. See your individual policy for full Terms & Conditions.

Visit [ellisandco.co.uk](https://www.ellisandco.co.uk) to find your nearest branch.



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