



TRUST
Property Experts

Fully Managed HMO

At Trust Property, we pride ourselves on providing a comprehensive and hassle-free Fully Managed service for our valued clients. With our Fully Managed Service, you can rest assured that everything is taken care of, allowing you to sit back and relax.

Our Fully Managed service includes:

- A free rental appraisal and advice on how to maximize your income
- High-quality advertising to attract quality tenants
- The arrangement and accompaniment of viewings
- Liaison with landlords to ensure everyone is satisfied with proposed tenancies
- Thorough tenant and guarantor referencing checks, including Right to Rent verification
- Preparation of all necessary documents, such as tenancy agreements and inventories
- Meeting tenants at the property to hand over keys, record meter readings, and provide a familiarization tour of the property
- Collection of rental payments and prompt payment to landlords
- Placement of the deposit in a government-approved deposit scheme
- Handling of check-ins and check-outs of tenants
- Coordination and undertaking of property maintenance under instruction from Landlords
- Regular inspections and detailed reports on the status of your property
- Notification of landlords of any required repairs or maintenance, with quotations from independent contractors
- Overseeing the renewal of gas safety, electrical certificates and Energy Performance Certificates.



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- Provision of monthly accounting statements for financial transparency
- Provision of consolidated year-end statements to assist with landlord tax returns, if required
- Tenancy agreement renewals
- Re-advertising of the property as soon as a tenant serves notice, as per landlord's instructions
- A thorough final inspection to ensure the property has been left in a suitable condition

Our Fully Managed service is available at a competitive rate of just 12% of the monthly rent per property (Plus VAT), with an initial tenancy set-up fee of £250.00 per tenant (Plus VAT).

We hope you'll choose Trust Property for all your letting needs. Our team is committed to providing the highest levels of service and support, and we look forward to the opportunity to work with you.



OPTIONAL ADDITIONAL FEES

Empty property caretaking	£50 per visit (Plus VAT)
Supervision and administration of major work (over £1000)	£50 per hour (Plus VAT)
Arrangement of the following: <ul style="list-style-type: none">• Gas safety certificate• Environmental performance certificate (EPC)• Electrical installation condition report (EICR)• Smoke & CO2 alarm checks• Key replacement• Furniture check	Please contact us for current prices. <i>Landlord responsible for payment</i>
Additional property inspections at the request of landlord	£40 per inspection (Plus VAT)
House staging for high end advertising with full visualisation photographs	Starting from £250 (Plus VAT)
Arrangement of cleaners/gardeners	POA Landlord responsible for payment

Landlord is responsible for payment of utilities and council tax.