



LET ONLY OPTION

Our **Let Only Option** is designed for those who intend to manage their property, but who require help in finding tenants.

As experienced letting agents we have access to credit checking facilities that are not available to the private landlord. Thus **JMS Lettings and Property Management** are able to obtain a detailed picture of a prospective tenant's financial history and credit worthiness. Additionally we also obtain comprehensive references from a tenant's employer, previous landlord. All these combined, with our natural instinct as agents, guarantees the most accurate report available. The following form the basis of this service.

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- ❖ Visit your property and advise on achievable rents, type of tenancy, furnishings to be left, tax implications, we can provide information on insurance related matters and any other points.
- ❖ Advertise your property on major property websites and circulate details to potential tenants on our lists.
- ❖ Accompanied viewings of the property, or if preferred, arrange for you to show the property and meet potential tenants for yourself.
- ❖ Take up references/credit searches; advise you of our findings; seek your approval to proceed.
- ❖ Draw up the appropriate tenancy agreement and serve the same on your tenants.
- ❖ Collect the first month's rent and the bond (this will usually be a further one month's rent + £100.00) and will be passed on to you to return to the tenant at the end of the tenancy, less any agreed dilapidations.
- ❖ We will at your request prepare an Inventory & Schedule of Condition, which we will agree with the tenant at the start of the tenancy and will determine the amount, if any to be deducted at the end of the tenancy for required repairs or redecoration fair wear and tear accepted, for a fee of £100 + VAT at standard rate.

COMMISSION

The commission for the letting service is 10% of the six-monthly rent, subject to a minimum fee of £300.00 including VAT, and is deducted from the first month's rent collected.