



## Residential Lettings Price & Information Pack

Thank you for interest in our services.

We hope you find the information contained in this pack helpful and that this also allows you to make an informed decision on which Agent to instruct.

All details of the residential letting services we provide are fully transparent and fairly priced to offer a service suitable for even the most cost conscious Landlord. We have also added further information on the legal aspects of letting your property however, please be assured we will also guide you on these aspects at all stages of the Let.

We know how important it is to choose a good Agent with local knowledge and experience. We are a proudly, independent Agency with a wealth of knowledge and experience in the industry having been established since 2006 in the Redcar & Cleveland area.

We pride ourselves in offering a personal and friendly customer experience and will always ensure our customers are provided with a high standard of service at all times.

We hold relevant subscriptions to various Governing Bodies and relevant Client Money Protection/Professional Insurance, so you can be assured when it comes to property you are in safe hands. Our Agency is a member of ARLA and works to the highest of standards so that our customers are Propertymark Protected.

We have state of the art cloud based systems in place to allow us to provide all customers with an exceptionally high level of service at all times.

We are also able to offer bespoke services and are open to assist with any other services you may require, so please just ask.

Please don't just take our word for it when choosing an Agent, please also visit us on Google via the many genuine reviews we have received for our Services.

17/19 Cleveland Street | Redcar | TS10 1AR

☎ 01642 483 430

✉ [info@redcarletting.co.uk](mailto:info@redcarletting.co.uk)

🌐 [www.redcarletting.co.uk](http://www.redcarletting.co.uk)

Companies House Reg. Number 5769546 VAT Reg. Number 212 5738 26



## WE ARE YOUR HIGHLY RATED AGENT ON GOOGLE

Please see what our recent Clients are saying about our Services!

### Customer Reviews:

**J Cooper**

**5 STARS**

*\*\*I've found Redcar Lettings to be friendly, professional and very helpful and would highly recommend them\*\**

**Grant Nunn**

**5 STARS**

*\*\*Rented my house without issue for 18 months then went on to sell with minimum fuss. Third agent I tried and by far the most professional and helpful\*\**

**Dean Nixon**

**5 STARS**

*\*\*Excellent service and very helpfully staff, I have used a number of sales and Lettings companies previously and Redcar sales and Lettings is by far the best service I have received, very professional and I would highly recommend using these for buying, selling or renting any property\*\**

**Nicola Nichols**

**5 STARS**

*\*\*This is our first time letting through an agent and they could not of been more helpful with the full process. They are superfast with any queries or repairs. I would have no problem at all with recommending then to anyone  
A Massive Thank you to all the staff\*\**

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## **FEES & SERVICES**

### **Full Management Service**

This is a comprehensive and good value service, ideal if you do not want any involvement with the day to day management of the property.

What's included:

- ✓ *An accurate rental valuation and assessment of your property.*
- ✓ *If any maintenance is required to bring your property to standard we can offer guidance on this.*
- ✓ *Advise you on your legal obligations as a Landlord.*
- ✓ *Advise you on your obligations under the Non-Resident Landlord Scheme with HMRC and provide you with the link to the appropriate online form (if appropriate).*
- ✓ *Erect a To Let Board.*
- ✓ *Advertise your property on our website - [www.redcarlettingandsales.co.uk](http://www.redcarlettingandsales.co.uk), Rightmove, On The Market, Facebook and within our office showroom ensuring your property receives maximum exposure.*
- ✓ *Accompany all viewings.*
- ✓ *Arrange for all Applicants to go through a rigorous application process.*
- ✓ *Arrange for each eligible applicant to be referenced including Guarantors at no additional cost. Reference checks include; credit checks, employment and landlord references (where applicable).*



- ✓ *Arrange any necessary compliances where required and instructed, such as a Gas Safety Check, Energy Performance Check, Electrical Check.*
- ✓ *A comprehensive Inventory/Schedule of Condition utilising our 360 degree virtual tour software.*
- ✓ *Collection of the first month's rent and deposit.*
- ✓ *An Assured Shorthold Tenancy Agreement for an initial fixed term of 6 months'.*
- ✓ *Arrange for the Tenant to set up rental payments directly to this Agency each month.*
- ✓ *Notify Utilities, Council Tax and Northumbrian Water of the tenancy through our online platform.*
- ✓ *Collect the rent on a monthly basis and issue you with a monthly statement.*
- ✓ *Pursue any non-payment of rent with the Tenant and keep you up to date regarding any late payment.*
- ✓ *Renew the tenancy every 6 months', where instructed.*
- ✓ *Carry out a rent review every 12 months', where instructed.*
- ✓ *Register the Tenants deposit with the appropriate deposit protection scheme.*
- ✓ *An Annual Income & Expenditure Report is available on request.*
- ✓ *Arrange any general maintenance, as required, authorised by you. Any bills will be deducted from the rent/sink fund and the statement will always reflect this.*
- ✓ *24 hour repair reporting system for Tenants use.*



- ✓ *Arrange an inspection of the property approximately 3 months' into the tenancy and approximately every 6 months' thereafter. You will receive digital inspection reports utilising our 360 degree virtual tour software providing you with a detailed and accurate report on the property.*
- ✓ *Issue a Section 21 Notice or Section 8 Notice where required, when instructed.*
- ✓ *Conduct the check-out at the end of the tenancy using our 360 degree digital reporting software and deal with any deductions from the tenants deposit. If a dispute arises all necessary casework will be submitted to the Tenancy Deposit Scheme at no extra charge.*

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**PRICE LIST - All prices include VAT**

**Full Managed Service**

Letting fee (payable for each new let and subsequent lets)	£250
Monthly commission	10%

***Additional services if requested:***

Gas Safety Certificate	£80.00
Energy Performance Certificate	£80.00
Electrical Installation Condition Report (Valid Five Years)	£160.00

### Tenant Finder Only Service

This service is ideal if you wish to be heavily involved with all aspects of the tenancy.

What's included:

- ✓ *An accurate rental valuation and assessment of your property.*
- ✓ *If any maintenance is required to bring your property to standard we can offer guidance on this.*
- ✓ *Advise you on your legal obligations as a Landlord.*
- ✓ *Advise you on your obligations under the Non-Resident Landlord Scheme with HMRC and provide you with the link to the appropriate online form (if appropriate).*
- ✓ *Erect a To Let Board.*
- ✓ *Advertise your property on our website - [www.redcarlettingandsales.co.uk](http://www.redcarlettingandsales.co.uk), Rightmove, On The Market, Facebook and within our office showroom ensuring your property receives maximum exposure.*
- ✓ *Accompany all viewings.*
- ✓ *Arrange for all Applicants to go through a rigorous application process.*
- ✓ *Arrange for each eligible applicant to be referenced including Guarantors at no additional cost. Reference checks include; credit checks, employment and landlord references (where applicable).*



- ✓ *Arrange any necessary compliances where required and instructed, such as a Gas Safety Check, Energy Performance Check, Electrical Check.*
- ✓ *Collection of the first month's rent and deposit.*
- ✓ *An Assured Shorthold Tenancy Agreement for an initial fixed term of 6 months'.*
- ✓ *Issue a completion statement and payment.*
- ✓ *Hand over the tenancy for you to manage.*

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**Tenant Finder Only Service**

**PRICE LIST - All prices include VAT**

Letting fee £395.00

***Additional services if requested:***

Gas Safety Certificate £80.00

Energy Performance Certificate £80.00

Electrical Installation Condition Report (Valid Five Years) £160.00

Inventory with 360 imaging technology  
and document serving – digital sign off by Tenant £150.00

## **LANDLORDS: IMPORTANT SAFETY INFORMATION**

As many of our Landlords are aware there are becoming more and more stringent regulations for our Landlords to follow, and it can be confusing to navigate.

We want to make life a little easier for you and have below compressed and listed some of the key and main obligations that **you** as Landlord are required to fulfil together with our price list for each service to ensure your property is compliant.

The below regulations are **required by law** applying to all rented properties and come with significant financial penalty/prison terms if not complied with:

### **1. Annual Gas Safety Check.**

*The Gas Safety (Installation and Use) Regulations 1998 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe. A Gas Safety Check must be carried out annually and the Certificate provided to the Tenants within 28 days following the check.*

<https://www.gov.uk/private-renting/your-landlords-safety-responsibilities>

### **2. Smoke Detectors and Carbon Monoxide Detectors.**

*All Landlords must now:*

1. Ensure at least one smoke alarm is equipped on each storey of their homes where there is a room used as living accommodation. This has been a legal requirement in the private rented sector since 2015.
2. Ensure a carbon monoxide alarm is equipped in any room used as living accommodation which contains a fixed combustion appliance (excluding gas cookers).
3. Ensure smoke alarms and carbon monoxide alarms are repaired or replaced once informed and found that they are faulty.

The requirements are enforced by local authorities who can impose a fine of up to £5,000 where a landlord fails to comply with a remedial notice.

Guidance:

<https://www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords/the-smoke-and-carbon-monoxide-alarm-england-regulations-2015-ga-booklet-for-the-private-rented-sector-landlords-and-tenants>

### 3. EICR (Electrical Installation Condition Report)

*These Regulations require landlords to have the electrical installations in their properties inspected and tested by a person who is qualified and competent, at an interval of at least every 5 years. Landlords have to provide a copy of the electrical safety report to their tenants, and to their local authority if requested.*

<https://www.gov.uk/government/publications/electrical-safety-standards-in-the-private-rented-sector-guidance-for-landlords-tenants-and-local-authorities/guide-for-landlords-electrical-safety-standards-in-the-private-rented-sector>

### 4. Energy Performance Check (EPC)

*Since 1 April 2020: landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place.*

*If you are currently planning to let a property with an EPC rating of F or G, you need to improve the property's rating to E, or register an exemption, before you enter into a new tenancy.*

*If you are currently letting a property with an EPC rating of F or G, and you haven't already taken action, you must improve the property's rating to E immediately, or register an exemption.*

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>

## Health & Safety Responsibilities/Duty Of Care To Tenants

It is also recommended that responsible Landlords also consider carrying out the following when letting their property to Tenants:

### 5. Simple Legionnaires Risk Assessment

*Legionnaires' disease is a potentially fatal form of pneumonia caused by the inhalation of small droplets of contaminated water containing Legionella. All man-made hot and cold water systems are likely to provide an environment where Legionella can grow. Where conditions are favourable (ie suitable growth temperature range; water droplets (aerosols) produced and dispersed; water stored and/or recirculated; some 'food' for the organism to grow such as rust, sludge, scale, biofilm etc) then the bacteria may multiply thus increasing the risk of exposure.*

*Please see below link for further Guidance on Landlord obligations and management of the risk:*

<https://www.hse.gov.uk/legionnaires/legionella-landlords-responsibilities.htm>

### 6. Visual Inspection Report

*As a responsible Landlord a **VIR** (Visual Inspection Report) of electrical equipment should be carried out yearly alongside the five yearly EICR to guarantee your legal duty of care to your tenants is fulfilled. A Visual Inspection Report is an in-depth visual inspection of the fuse board and all accessories, such as sockets and switches, to identify any visible signs of defects, damage, or deterioration.*

*In carrying out this check this will give you peace of mind knowing that no electrical hazards are going unnoticed and any problems can be rectified quickly and before they become a serious problem.*

### 7. PAT Testing

*It also best practice as a Landlord to ensure any appliances you are providing for the Tenants use are safe and fit for purpose. The best way to ensure this is by carrying out an annual PAT test by a qualified electrician.*

