



KILNSTONE PROPERTY

At Kilnstone Property we are invested in your Lettings goals. Whatever your reason to rent, sell, re-mortgage, or develop a property, we are trained, reliable, and experienced. Our client-centric approach allows us to be flexible and understanding of our clients needs, simultaneously our goals become aligned with yours.

Please see the full breakdown below of our management service, upfront costs & other services which we offer:

**Full Management Set-Up Cost - £594.00 incl VAT**

Please note this is a one-off payment for each set-up of a fully managed tenancy.

- Viewing
- Tenancy Agreement
- Compliance paperwork
- Referencing per adult / Identity Check

**Full Management – 12% Incl VAT**

- Property Appraisal
- Tenant Viewings
- Prominent To Let Board
- Comprehensive Marketing on Zoopla
- Finding Suitable Tenants
- Set up of Gas and Electric bills
- Right to Rent Checks
- MRZ Checks
- Tenancy Agreement
- Tenancy Renewals
- Tenancy Deposit Registration
- Yearly Rental Statements
- Key Holding Service
- Switching Utility Providers
- Coordinating and managing maintenance

- Managing Landlord Obligations
- Deposit Deduction Advice
- Vacant Property Management
- Rental Reviews Upon Request
- Professional Cleaning Arranged
- Annual Investment Performance Report Upon Request

#### **Additional Services:**

- Sales
- Utilities
- Auctions
- Mortgages
- Landlord Cover
- Commercial Offices
- Land & Developments
- Serviced Accommodation

#### **Rent Guarantee Insurance:**

- Rent Guarantee & Legal Cover: 12 Months Nil Excess
- Rent Guarantee & Legal Cover: 12 Months 1 Month excess
- Rent Guarantee & Legal Cover: 6 Months Nil Excess
- Rent Guarantee & Legal Cover: 6 Months 1 Month Excess

#### **How we manage your tenancy:**

We have the latest technology which allows our landlords to download an application on their mobiles which we will communicate to you on.

Not only can we message you, the application also allows you to view your tenancy details, download monthly / yearly rental statements, accept or decline maintenance quotations, and there are many more features for you to use right at your fingertips.

We also have a utility platform, which allows a tenant or homeowner to pay all of their utility bills in one payment, as well as notifying all utility supplies of tenants movements and meter readings.