

## Who we are...

We are Property Power, a family run Letting Agent specialising in residential lettings and property management in Northampton and the surrounding villages

Our offices are easily located on Wellingborough Road in Northampton town centre

We fully manage approaching 160 properties in Northampton and also source tenants for a Let Only service

We combine over forty years' experience in Residential Lettings and offer a comprehensive service to landlords whether they have a single property or large portfolio

We offer advice on presenting your property to let, rental values, different types of marketing and much more

We are landlords ourselves and appreciate the importance of getting the right tenant as quickly as possible and with a minimum of fuss

We have a database of tenants who have been registered by one of our lettings professionals so that when a property becomes available we are in a position to promote it directly to suitable waiting tenants and therefore maximising the chance of it being let quickly and for the right price

## Managed Service Vs Let Only

We provide two services for prospective landlords-

Managed Service and Let Only Service

### **Our fully Managed Service includes:-**

- Carry out a complimentary initial inspection, present market appraisal and rental valuation guide
- Prepare property particulars, ready for presenting to suitable applicants by email and telephone, advertising on our Property Power website and advertising on Rightmove
- Erect "To Let" board within 48 hours
- All viewings to be accompanied by a representative of Property Power
- Complete a full credit check and interview prospective tenants thoroughly
- Compile an inventory for the property, a copy of which will be forwarded to you
- Prepare Tenancy Agreement and serve the appropriate notices in accordance with the 1988 Housing Act
- A deposit of one and a half months rent will be collected and retained as a deposit to be held by the Deposit Protection Service (DPS) Two months' rent will be collected if a pet is housed at the property
- Written confirmation of tenants details to be provided to the major utilities
- Carry out periodic inspections, place report on file and forward a copy to the landlord
- Organise for repair / maintenance of the property within guidelines agreed with the landlord

- Monthly statements providing details of rental income, management fees, VAT and payment made
- A move out inspection two weeks prior to tenants vacating
- Meter readings taken at Move In and Move Out

#### **Our Let Only service includes:-**

- Carry out initial inspection, present market appraisal and rental valuation guide
- Prepare property particulars, ready for presenting to suitable applicants by email and telephone, advertising on our Property Power website and on Rightmove
- Erect "To Let" board within 48 hours
- All viewings to be accompanied by a representative of Property Power
- Interview prospective tenants and request an initial application fee, prior to taking up relevant references
- Compile an inventory for the property, a copy of which will be forwarded to the landlord
- Prepare the Tenancy Agreement and serve the appropriate notices in accordance with the 1988 Housing Act
- Written confirmation of tenants details to be provided to the major utilities
- A deposit of one and a half months rent will be collected and retained as a deposit to be held by the Deposit Protection Service (DPS) Two months' rent will be collected if a pet is housed at the property

#### Our Fees – Managed Service

Management fees are 10% per month + VAT on the monthly rental income

The new tenancy Set Up fee will be £195.00 + VAT deductible from the first month's rent

The fee for registering and managing the tenant's deposit with the Deposit Protection Service is £50.00 + VAT

Renewal of an existing tenancy will be £40.00 inc VAT for 6 month's which is deductible from the monthly rental income or £75.00 inc VAT for 12 month's (subject to mortgage conditions)

#### Our Fees – Let Only

Fees for our let only service are £395.00 + VAT for rental up to £600.00 pcm

£495.00 + VAT for rental above £601.00 pcm

We operate a 'No Let – No Fee' service