

# Professional Property Management For Your Peace Of Mind

- Bective Leslie Marsh are able to arrange for various essentials, like cleaning or other property preparations / pre-tenancy works required, although our property management service technically commences on the day that your tenants move into your property.
- We offer you a personally appointed property manager to ensure continuity.
- We oversee routine maintenance throughout the tenancy ensuring that your repairing obligations are met. Both your contractual and statutory maintenance obligations will be dealt with promptly and professionally.
- Advice and implementation of Safety Legislation that governs landlords letting their properties. Bective Leslie Marsh are members of ARLA (Association of Residential Letting agents) [www.arla.co.uk](http://www.arla.co.uk)
- We process invoice payments (e.g. utility, maintenance, service charges / ground rent, and alarm maintenance bills subject to sufficient funds.)
- During your tenancy we will visit your property twice a tenancy year and send you an update confirming our findings. This would include recommendations for any ongoing maintenance work that may be required and confirmation that the tenant is living in your property with consideration and care.
- Bective Leslie Marsh has a dedicated base of qualified contractors for a wide variety of general and specialised repairs readily available.
- 24 hour emergency contracted cover.
- We will oversee any damages and reimbursement negotiations at the end of the tenancy. Bective Leslie Marsh are registered with the TDS (Tenancy Deposit Scheme) [www.thedisputeservice.co.uk](http://www.thedisputeservice.co.uk)
- Our property management service makes your property more attractive to perspective tenants for example, relocation agents and corporate companies prioritise viewing properties which are professionally managed over none managed properties.
- 80% tenants in managed properties will renew their tenancy at least once, giving you the added benefit of avoiding a void period between tenancies.
- Statistics show that on average managed lets are approximately 18 months, where as the average for non managed lets is approximately 12 months.



By instructing us to manage your property you are providing us with a certain amount of authority to act on your behalf. Please refer to our terms and conditions of business for more detail.

Rent collection forms part of the management service and routine management charges will vary depending on monthly rental i.e. standard management charge is 6% of the monthly rental with a minimum charge of £500.00 per annum. All charges are subject to VAT and are detailed in our terms and conditions of business.

Refreshingly different estate agents

## In addition to our standard management service we are also able to:

- Refurbish your property or supervise more major works, substantial maintenance or improvement projects. Our fee being 10% plus VAT of the net total of invoices above £3,500 in addition to the existing management fees.
- Arrange for fixtures and fittings to be installed in new build investment properties bought with a view to letting out, and advise on snagging.
- We can arrange furnishing packs.
- Bective Leslie Marsh can manage void or interim periods to ensure cover should maintenance or emergencies arise, continue payment of utilities subject to funds and carry out a routine visit upon your request.
- Vacant management – for owners who wish to leave their property unoccupied. Fees to be agreed by specific arrangement.
- Obtain quotes for works required in the event you need to make an insurance claim for any damages.
- Additional visits can be provided at £55.00 inclusive of VAT
- Bective Leslie Marsh offer the potential to take on the management of your other properties, perhaps let by other agents in different areas of London, providing you with continuity.

Please note that additional charges may be levied against some of the above. Details of our charges are available upon request – all charges are subject to VAT.



**“Our property management service makes your property more attractive to perspective tenants and is statistically proven to retain happy tenants too.”**

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