

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

LANDLORD SERVICES





ABOUT US

WE PRIDE OURSELVES IN PROVIDING A PERSONAL YET PROFESSIONAL SERVICE TO ALL OF OUR CLIENTS. WHETHER YOU HAVE JUST ONE PROPERTY TO LET OR OWN A LARGE PROPERTY PORTFOLIO WE CAN OFFER A RANGE OF OPTIONS TO SUIT YOUR INDIVIDUAL NEEDS.

WE HAVE NO HIDDEN CHARGES

WE HANDLE THE SWITCH OF UTILITIES FOR NEW TENANCIES

WE ALL SIT REGULAR TRAINING MAKING SURE THAT OUR SERVICES ARE COMPLIANT AT ALL TIMES AND WE CAN CONFIDENTLY GUIDE YOU IN YOUR OBLIGATIONS OF BEING A LANDLORD

WE ARE PROUD MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

ALL DEPOSITS ARE PROTECTED UNDER THE MY DEPOSITS PROTECTION SCHEME

WE ARE BACKED BY A CLIENT MONEY PROTECTION SCHEME WHICH GUARENTEES YOUR MONEY IS PROTECTED

WE ARE QUALIFIED TO LEVEL 3 IN CERTIFICATE FOR ESTATE AND LETTINGS AGENTS (CELA)

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS



FULLY MANAGED

PROPERTY PICTURES, DETAILED DESCRIPTION & FLOORPLAN
LISTING ON OUR WEBSITE, RIGHTMOVE & OUR SOCIAL MEDIA

TO LET BOARD

ACCOMPANIED VIEWINGS

FULL TENANT VETTING / REFERENCING

TENANCY AGREEMENT

BOND REGISTRATION

FULL INVENTORY & PICTURES

QUARTERLY INSPECTIONS

RENT COLLECTION

DAY TO DAY MANAGEMENT

EXTRAS

ENERGY PERFORMANCE CERTIFICATE £100.00

LEGIONELLA £80.00

GAS SAFETY £80.00

ELECTRICAL REPORT (ASK FOR QUOTE)

RENT GUARANTEE & LEGAL COVER (ASK FOR QUOTE)

**TAYLOR BROWN
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ESTATE AGENTS

£195.00 SET UP FEE & 10% OF MONTHLY RENT



TENANT FIND

PROPERTY PICTURES, DETAILED DESCRIPTION & FLOORPLAN
LISTING ON OUR WEBSITE, RIGHTMOVE & OUR SOCIAL MEDIA

TO LET BOARD

ACCOMPANIED VIEWINGS

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TENANCY AGREEMENT

BOND REGISTRATION

EXTRAS

ENERGY PERFORMANCE CERTIFICATE £100.00

FULL INVENTORY & PHOTOS £100.00

LEGIONELLA £80.00

GAS SAFETY £80.00

ELECTRICAL REPORT (ASK FOR QUOTE)

RENT GUARANTEE & LEGAL COVER (ASK FOR QUOTE)

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ESTATE AGENTS

£350.00 ONE OFF COST

RENT COLLECTION

COLLECTION OF RENT ON A MONTHLY BASIS

RENT CHASING (IF REQUIRED)

DEAL WITH RENT DISPUTES (IF REQUIRED)

TENANCY AGREEMENT (IF REQUIRED)

RENT STATEMENTS

EXTRAS

ENERGY PERFORMANCE CERTIFICATE £100.00

FULL INVENTORY & PHOTOS £100.00

LEGIONELLA £80.00

GAS SAFETY £80.00

ELECTRICAL REPORT (ASK FOR QUOTE)

RENT GUARANTEE & LEGAL COVER (ASK FOR QUOTE)

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£150.00 SET UP FEE THEN 5% OF MONTHLY RENT