

CHARLES PECK

Landlord Information and Guidelines

We offer a full range of letting services to landlords and are very happy to refine our offer to suit your requirements. Our aim is to give you complete peace of mind renting out your property.

Full Management

This service is very popular with landlords wanting little or no contact with tenants and complete peace of mind that the property is being managed on a day to day basis by us. Once suitable tenants have been found we carry out a full reference check to ensure tenants can afford the rent and are creditworthy and if rented previously have a good track record. We will organise an inventory to be undertaken prior to tenants moving in, collect the rent and pay it into your account minus fees and any associated bills pertaining to the property that have been agreed by yourself. A deposit is also taken equivalent to five weeks rent and held in a client account fully protected and audited by the RICS and registered with The Tenancy Deposit Service.

We carry out an initial inspection at 3 months and at regular intervals after that. We also undertake a comprehensive check-out inventory when the tenants have vacated. Any day to day maintenance issues are dealt with directly by our property managers who will instruct relevant trades' people to carry out repairs once agreement has been sought from the landlord. We also serve all appropriate legal notices on behalf of the landlord and will notify all utility companies of change of occupant.

Tenant Find Only

This option is for experienced landlords familiar with tenancy law and property management. In addition to marketing the property we will do the usual reference checks and prepare the tenancy agreement. The first months' rent and deposit is collected and any ensuing fees are deducted from the rent, the deposit is held in a clients account fully protected and audited by the RICS and registered with The Tenancy Deposit Scheme. Thereon the landlord will deal with the tenants direct. We still recommend the landlord has a professional inventory undertaken for protection in case of a future dispute.

Bespoke services can be arranged upon request.

Other important Information

- Insurance and Rent and Legal Expenses Guarantees
- Landlords have the option of taking out rent guarantee and legal expenses insurance, further information is available upon request.
- Landlords are responsible for taking out buildings insurance and contents insurance if the property is part or fully furnished. We recommend that tenants also take out contents insurance and liability insurance to protect landlord's fixtures and fittings they are responsible for under the tenancy agreement.



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