



Let only Package

Higson Homes are instructed on a Let only basis with a let only fee of £525 vat included.

The details of the service are as follows:

- Free market appraisal
- 360 Virtual tour and professional marketing pictures
- Marketed onto portals such as Zoopla and other property platforms
- Unlimited marketing until let
- Accompanied viewings up to 10 visits
- Full tenant referencing which includes a credit, employment, address, and landlord check
- Arranging and referencing guarantors if required
- Supplying tenants with all compliance documents prior to agreement signing
- Collect the first rent due and deposit
- Obtained all signed agreements
- Sending all documentation and funds minus our fee to you*

Standard Management Package

Higson Homes are instructed on a 'Standard' level of management service.

Tenant set up fee £425 plus 12% monthly management fee or rental value achieved.

- Free property consultation
- 360 Virtual tour
- Professional marketing photographs
- Marketed onto portals such as Zoopla and other property platforms
- Unlimited marketed until let
- Unlimited accompanied viewings
- Informing you on when your property will be viewed
- Full comprehensive tenant referencing
- Arranging and referencing guarantors if required
- Protect deposit
- Supplying tenants with all legal, compliance property and tenancy documents prior to agreement signing
- Full photographic inventory
- Utility & council notifications and management
- Collect of rent due and deposit
- Obtained all signed agreements

- Face to face meet and greet with tenant on the day they move in
- Obtaining government right to rent checks on all tenants
- Sending all documentation and funds minus our fee to you*
- Instruct contractors for repairs
- Automated compliance management system
- Arrears chasing
- Same week payments
- Online access to payment portal
- Six monthly one to one call with your account's manager
- Key handling
- Annual property & tenancy review
- Check out inventory
- Deposit dispute mediation
- 20 weeks property visits equaling to Two property visits per year

Platinum Package

Higson Homes are instructed on a 'Platinum' level of management service.

Tenant set up fee £525 plus 18% monthly management fee or rental value achieved.

- Free property consultation
- 360 Virtual tour
- Professional marketing photographs
- Marketed onto portals such as Zoopla and other property platforms
- Unlimited marketed until let
- Unlimited accompanied viewings
- Informing you on when your property will be viewed and feedback
- Full comprehensive tenant referencing
- Arranging and referencing guarantors if required
- Protect deposit
- Supplying tenants with all legal, compliance property and tenancy documents prior to agreement signing
- Full photographic inventory
- Utility & council notifications and management
- Collect of rent due and deposit
- Obtained all signed agreements
- Face to face meet and greet with tenant on the day they move in
- Obtaining government right to rent checks on all tenants
- Sending all documentation and funds minus our fee to you*
- Guaranteed rent
- Instruct contractors
- Automated compliance management system
- Deposit protection and dispute mediation
- Arrears chasing
- Same week payments
- Online access to payment portal
- Quarterly one to one call with your account's manager
- Key handling
- Annual property & tenancy review

- Check out inventory done on the day the tenants vacate
- Deposit disputes
- 12-week inspection after the tenants move in then every 20 weeks following equaling to Two property visits per year including testing and renewing smoke alarms if required.
- Fire risk assessment and organising of any works required
- Legionella assessment
- HHSRS assessment plus organising works for works required

Excel Platinum Package

Higson Homes are instructed on a 'Excel Platinum' level of management service.

Tenant set up fee £525 plus 23% monthly management fee or rental value achieved.

- Free property consultation
- 360 Virtual tour
- Professional marketing photographs
- Floor plan
- Marketed onto portals such as Zoopla and other property platforms
- Facebook 14 days sponsored video advert
- Unlimited marketed until let
- Unlimited accompanied viewings
- Informing you on when your property will be viewed and feedback
- Full comprehensive tenant referencing
- Current home check**
- Arranging and referencing guarantors if required
- Protect deposit
- Supplying tenants with all legal, compliance property and tenancy documents prior to agreement signing
- Full photographic inventory
- Utility & council notifications and management
- Collect of rent due and deposit
- Obtained all signed agreements
- Face to face meet and greet with tenant on the day they move in
- Welcome gift for tenants
- Obtaining government right to rent checks on all tenants
- Sending all documentation and funds minus our fee to you*
- Guaranteed rent
- 24/7 tenancy repairs line
- Instruct contractors and follow up on maintenance informing you every step of the way
- Automated compliance management system
- Deposit protection and dispute mediation
- Daily arrears chasing
- Serving of section 21 or section 8
- Same week payments
- Online access to payment portal
- Section 13 rent increase document
- Monthly one to one call with your account's manager

- Key handling
- Tenancy renewals every 6 months****
- Annual property & tenancy review
- Keeping you up to date with compliance, legislation, and regulation changes
- Same day advertising on notice received
- Check out inspection three weeks before tenants due to vacate
- Check out inventory done on the day the tenants vacate
- Deposit disputes
- Getting ready to re rent
- End of tenancy clean up to 3 hours
- Yearly gas check***
- 12-week inspection after the tenants move in then every 20 weeks following equating to Two property visits per year including testing and renewing smoke alarms if required.
- Yearly ICO Registration
- Electrical condition report when required
- EPC when required and organising works required to upgrade
- Fire risk assessment and organising of any works required
- Legionella assessment
- HHSRS assessment plus organising works for works required
- PAT testing

*ICO registration number required

**Current home check where possible

***Boiler service not included

****Tenants are not legally bound to sign renewals

HMO Service

Higson Homes are instructed on a 'HMO Managed' level of management service.

- Property set up fee = £50 per tenanted room
- Tenant set up fee per tenant once tenant sourced = 1st weeks rent.
- Property management fee = 15% VAT Included.

E.g.: 3 out of 5 rooms tenanted on transfer = £150 set up fee plus £250 per calendar month property management fee.

The details of the service are as follows.

At the beginning:

- Initial full house property visit
- Free property consultation looking at how we can maximise your property rental return
- Marketing photographs
- To let board
- Marketed onto portals such as Spareroom and other property platforms
- Unlimited marketed until let
- Unlimited accompanied viewings
- Informing you on when your property will be viewed
- Tenant referencing
- Arranging and referencing guarantors if required
- Supplying tenants with all legal, compliance property and tenancy documents prior to agreement signing

- Collect of rent due and deposit
- Protect deposit
- Obtained all signed agreements
- Face to face meet and greet with tenant on the day they move in
- Obtaining government right to rent checks on all tenants
- Sending all documentation and funds minus our fee to you*

The middle:

- Instruct contractors for repairs
- Full house inspection every 18 weeks between the communal areas inspected every 6 weeks with a full photographic inspection report.
- Automated compliance management system
- Arrears chasing
- Same week payments
- Online access to your payment portal where you can download all account statements
- Six monthly one to one call with your accounts manager to discuss and plan for the following 6 months
- Key handling
- Annual tenancy review

At the end:

- Check out inspection
- Deposit dispute mediation

*You need to be ICO registered

**If you have any queries or wish to discuss our packages in more detail
Telephone: 01482 351351 or email us on: info@higsonhomes.co.uk**