

# Choose the service that suits you best

<b>Not sure what works for you? Need advice?</b> <small>Call us on 0770 450 0770 and a member of the team will be happy to answer any questions you have, alternatively see our FAQ's on our website www.cubeestateagents.co.uk</small> <b>Features and what is included</b>	<b>Rent Collect</b> <b>£ 25</b> inc.VAT <b>Per Month</b> <small>Ideal for landlords with the time and expertise to manage their own maintenance queries.</small>	<b>Tenant Find</b> <b>£ 495</b> inc.VAT <b>Per Month</b> <small>Ideal for landlords with the time and expertise to manage their own maintenance queries.</small>	<b>Fully Managed</b> <b>£ 50</b> inc.VAT <b>Per Month</b> <small>A comprehensive letting and full property management service for complete peace of mind</small>
Agree the rental value.	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Advise on refurbishment requirements.	✓	✓	✓
Erect board outside property in accordance with Town and Country Planning Act 1990 (where possible).	✓	✓	✓
Market the property and advertise on relevant portals	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Find tenants.	✓	✓	✓
Advise on non-resident tax status and HMRC (if relevant)	✓	✓	✓
Collect and remit initial months' rent	✓	✓	✓
Provide tenants with method of payment.	✓	✓	✓
Deduct any pre-tenancy invoice	✓	✓	✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant).	✓	✓	✓
Advise all relevant utility providers of any changes.	✓	✗	✓
Agree collection of any shortfall and payment method	✓	✗	✓
Demand, collect and remit the monthly rent.	✓	✗	✓
Arrangement payments for statutory requirements	✓	✗	✓
Pursue non-payment of rent and provide advice on rent arrears actions	✓	✗	✓
Undertake two routine visits per annum and notify the outcome to the landlord	✗	✗	✓
Arrange routine repairs and instruct approved contractors (providing three quotes)	✗	✗	✓
Security Deposit dilapidation negotiations.	✗	✗	✓
Hold keys throughout the tenancy term.	✗	✗	✓