

Landlord Services

Premium



Premium is our ultimate full management service, designed to safeguard your finances and provide full protection against risks associated with letting a property.

- ✔ Rent and legal protection if the tenant doesn't pay.*
- ✔ Full property management service.
- ✔ Your landlord legal rights protected and enforced.

Essential



Our Essential service delivers peace of mind 24/7, from the time your property is first marketed until the deposit is returned.

- ✔ Management of all compliance matters to help you meet your legal and safety obligations as a landlord.
- ✔ Handling all routine tenancy matters, including maintenance and repairs and 24/7 online support.
- ✔ Regular property inspections and reports.

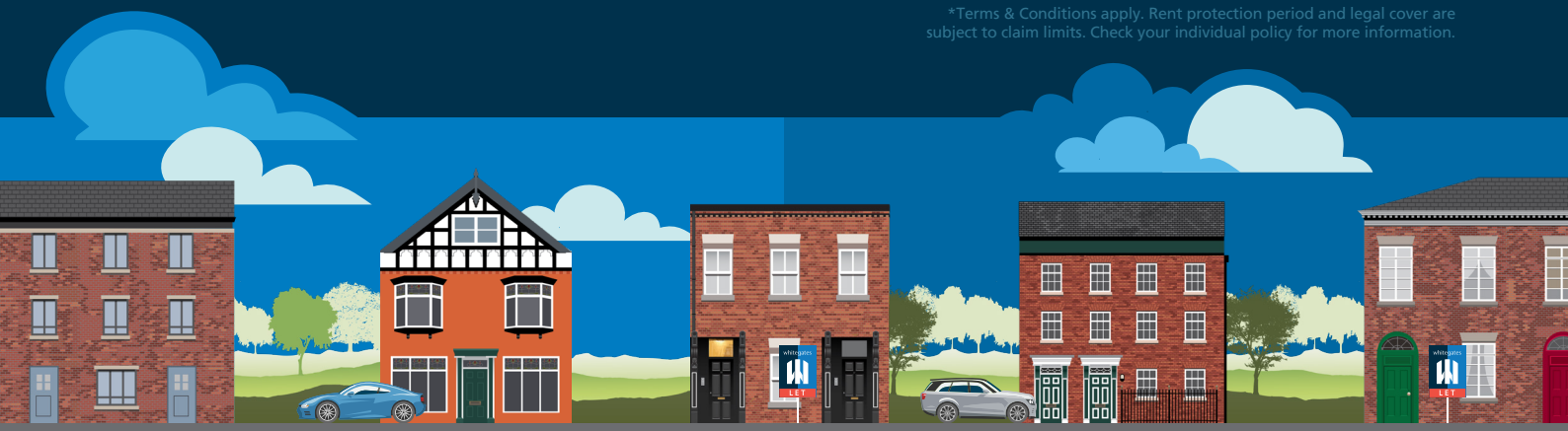
Basic



Our Basic service, designed for experienced professional landlords, gives you the confidence that your property will be let to a qualified, referenced tenant on a binding tenancy agreement.

- ✔ Industry leading tenant referencing and background checks.
- ✔ Maximum exposure on major property portals and accompanied viewings.
- ✔ Compliant and legally binding tenancy agreement.

*Terms & Conditions apply. Rent protection period and legal cover are subject to claim limits. Check your individual policy for more information.



Landlord Services

		Premium Maximum protection for your investment	Essential Complete peace of mind 24 hours a day	Basic Professional tenant find service
 Pre tenancy	Free valuation	✓	✓	✓
	Energy Performance Certificate*	✓	✓	✓
	Professional marketing including portals	✓	✓	✓
	Accompanied viewings and offer negotiation	✓	✓	✓
	Tenant referencing and initial Right to Rent checks	✓	✓	✓
	Tenancy agreement and relevant documentation	✓	✓	✓
	Arranging annual gas safety certificate*	✓	✓	✓
	Arranging an electrical safety certificate*	✓	✓	✓
	Compliance with lettings and safety laws and regulations*	✓	✓	✓
	Managing selective licensing application, if required	✓	✓	✓
 Start of tenancy	Collecting and protecting the tenant's deposit*	✓	✓	✓
	Arranging professional Inventory and Schedule of Condition*	✓	✓	
	Transfer of utility billing liability	✓	✓	
 During tenancy	Rent collection and monthly statements	✓	✓	Optional*
	For non-UK resident landlords, retention of tax and payment to HMRC*	✓	✓	✓
	Tenancy renewal and regular rent review*	✓	✓	Optional
	Regular property inspection visits and reports	✓	✓	
	Ongoing maintenance and repairs*	✓	✓	
	24/7 online support	✓	✓	
	Re-checking the Right to Rent status, if required	✓	✓	
	Tax year summary for your annual tax return, if required	✓	Optional	
	Rental income protection**	✓		
	Cover against serious breaches of the tenancy**	✓		
Legal expenses cover**	✓			
Legally removing unauthorised occupants from your property	✓			
 End of tenancy	Arranging deposit return at the end of tenancy	✓	✓	✓
	Arranging a check-out inspection*	✓	✓	Optional
	Damage dispute negotiation	✓	✓	
	Transfer of utility billing liability	✓	✓	
	Professional advice on maximising rental potential and preparing the property for re-let	✓		

Services may vary by branch. For full details please see our Terms of Business.

*Fees and 3rd party charges may apply.

**Claim limits and/or excesses may apply. See your individual policy for full Terms & Conditions.

Visit whitegates.co.uk to find your nearest branch.

