

Our Lettings Services

	Bassets Lettings Service	Fully Managed+	Fully Managed	Tenant Find+	Tenant Find	
Pre Tenancy	Landlord set up and marketing including photos and floorplans*	✓	✓	✓	✓	
	Extensive marketing through Rightmove, Zoopla, Bassets website, Salisbury Journal, Valley News and The Guild of Professional Estate Agents	✓	✓	✓	✓	
	Accompanied viewings 6 days a week	✓	✓	✓	✓	
	Undertaking independent '5 point' reference and credit checks on all Tenants over the age of 18*	✓	✓	✓	✓	
	Undertaking 'enhanced' independent '8 point' referencing and credit checks on all Tenants over the age of 18*	✓		✓		
	Drafting of 'solicitor and ARLA approved' tenancy agreement*	✓	✓	✓	✓	
	Comprehensive inventory and schedule of condition prepared by an independent inventory clerk*	✓	✓	✓	✓	
	Collecting and registering the Deposit Bond with the TDS*	✓	✓	✓	✓	
	Arranging any recommended pre-tenancy works (such as carpet cleaning, general cleaning, gas safety checks and an energy assessment)	✓	✓	✓	✓	
	Notifying utility companies and the Council of any change of Tenant*	✓	✓	✓	✓	
	Renewal of Tenancy agreements on 'Periodic' basis*	✓	✓	✓	✓	
Tenancy	Collecting rent and promptly transferring it by BACS upon receipt*	✓	✓	✓		
	Producing monthly and annual tax statements of income and expenditure*	✓	✓	✓		
	A dedicated Accounts administrator to chase arrears	✓	✓	✓		
	Dedicated Property Managers who conduct Management Inspections and compile written reports with photos*	✓	✓			
	A dedicated office based Maintenance Co-ordinator to ensure jobs are completed competently and promptly via our comprehensive online maintenance reporting system	✓	✓			
	Providing Tenants with an out of office hours emergency helpline*	✓	✓			
	Online Landlord login to access rental statements and maintenance history	✓	✓			
	Serving of Rental Increase Notices if requested*	✓	✓			
	Providing an ARLA approved legal advice helpline*	✓	✓			
	Legal expenses cover up to a maximum £100,000	✓				
	Rental warranty for non-payment of rent up to £50,000	✓				
	Managing of eviction process including all required notices	✓				
	End/Post Tenancy	Serving of Possession (Section 21) Notices*	✓	✓	✓	✓
		Conduct end of tenancy inspection*	✓	✓	✓	✓
Negotiating with Tenants regarding the return of the Deposit Bond*		✓	✓	✓	✓	
Remarketing your property 'to let' including rent review*		✓	✓	✓	✓	

*services which other agents either don't offer or for which they will typically charge an additional fee