



**adams**  
e s t a t e s

# Landlord Services



## Premium Managed

Premium Managed is our ultimate full property management service. It is designed to make your experience as a landlord hassle free, 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.
- ⌘ Minimum level of involvement from you.



## Managed

Our Managed service delivers peace of mind 24/7, from the time your property is first marketed until the deposit is returned. We'll address tenant's requests and ensure your experience is as hassle free as possible.

- ⌘ 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.



## Rent Collection

Our Rent Collection service ensures that not only will we find you a suitable tenant, but we'll also take care of collecting monthly rent payments. All you need to do is organise the maintenance of your property.

- ⌘ Ensuring suitable and fully-referenced tenants are found for your property.
- ⌘ Monthly rent payment collection.
- ⌘ Tenancy renewal and annual rent review.



## Tenant Find

Our Tenant Find 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 Managed

Maximum protection for your investment

## Managed

Complete peace of mind 24 hours a day

## Rent Collection

Monthly rent collection service

## Tenant Find

Professional tenant find service

 Pre-tenancy	Free valuation / consultation	✓	✓	✓	✓
	Energy Performance Certificate*	✓	✓	✓	✓
	Professional marketing including online advertising on portals	✓	✓	✓	✓
	Accompanied viewings and offer negotiation	✓	✓	✓	✓
	Tenant referencing service	✓	✓	✓	✓
	Tenancy agreement and relevant documentation	✓	✓	✓	✓
	Arranging an annual gas safety certificate*	✓	✓	✓	✓
	Arranging an electrical safety certificate*	✓	✓	✓	✓
	Compliance with lettings and safety laws & regulations	✓	✓	✓	✓
 Start of tenancy	Collecting and protecting the tenant's deposit*	✓	✓	✓	✓
	Arranging professional Inventory and Schedule of Condition*	✓	✓	✓	Optional*
	Transfer of utility billing liability	✓	✓	✓	
 During tenancy	Rent collection and monthly statements	✓	✓	✓	
	For non-UK resident landlords, retention of tax and payment to HMRC*	✓	✓	✓	
	Annual rent review*	✓	✓	✓	Optional*
	Tenancy renewal	✓	✓	✓	Optional*
	Chasing tenant arrears and serving appropriate notices	✓	✓	✓	
	Regular property inspection visits and reports	✓	✓		
	Ongoing maintenance and repairs*	✓	✓		
	24/7 online support	✓	✓		
	Tax year summary for your annual tax return, if required	✓			
	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	✓			

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 us at [adamsestates.net](https://adamsestates.net)