



SimonHeal
E S T A T E A G E N T S

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RESIDENTIAL LETTINGS INFORMATION PACK



RESIDENTIAL LETTINGS - TENANT FIND OR MANAGED
RESIDENTIAL SALES - EXPERT ADVICE AND VALUATIONS
ENERGY PERFORMANCE CERTIFICATES – GAS SAFETIES

Simon Heal Estate Agents is an independent Estate Agency located in the heart of the historic market town of Shepton Mallet. The firm specialises in all types of property including land and new homes, residential sales, commercial sales and lettings and residential lettings.

We have been specialising in letting property for over 25 years.

SERVICES WE OFFER

TENANT ONLY INTRODUCTION SERVICE

Advertising our Property Availability List
Internet advertising through www.rightmove.co.uk

- Accompanying viewings at the property at pre-arranged times with the prospective tenant and the occupier.
- Negotiating an agreeable rent between the prospective tenant and the landlord.
- Collecting information from a prospective tenant through our application form.
- Collecting references from employers and previous landlords. Character reference available on request.
- Preparing and serving the appropriate legal tenancy agreement. Collecting the first month's rent, deposit and other associated fees prior to the signing of the tenancy agreement.
- Overseeing the implementation of the tenancy agreement. Distributing the monies due to the Landlord following the signing of the tenancy agreement.
- Negotiating any increase in rent or other terms of the tenancy.
- Signing a new tenancy agreement at the revised rent for the new period
- Registration of The Tenant's deposit within My Deposits Scheme and serving Prescribed Information each time it is required throughout the Tenancy.

FEES:

75% OF FIRST MONTHS RENT
(SUBJECT TO A MINIMUM FEE OF £350.00)

ADMINISTRATION CHARGE OF £150 +VAT (Unfurnished property) Inc: full pre-tenancy inventory/schedule of condition.

**Registration of the Deposit within My Deposits
Issue of prescribed information**

**Mid term inspections can be carried out on request with
a fee of £85.00+VAT**

Additional services available at extra cost.

FULL MANAGEMENT SERVICE

In addition to the services for Tenant Only Introduction Service we also offer a fully comprehensive management service which encompasses the same high degree of attention to detail that we apply to the Tenant Only service, BUT we also offer:

- Full Credit Management where we collect and distribute the rent and associated costs.
- Rent management where our credit control team chases rent if it is not paid on time.
- Gas Safety check: - We organise and keep up to date the gas safety inspections for the property – fees apply
- Electrical PAT test: - we organise and keep up to date the PAT tests – fees apply
- Inventory and Inspection: - we carry out a full inventory BEFORE we move tenants in to the property and keep a photographic and written record of condition before and after the tenancy to assist with deposit disputes.
- Energy Performance Certificate (EPC): - we organise and keep up to date the EPC for the property.
- Routine maintenance: - we oversee and implement as required any maintenance issues at the property.
- Registration of the Tenant's deposit within My Deposit Scheme and serving Prescribed Information each time it is required throughout the Tenancy.

FEES:

**10% OF THE MONTHLY RENT COLLECTED
ONE-OFF SET UP FEE: £250.00+VAT**

ADMINISTRATION CHARGE OF £150 +VAT (Unfurnished property) This includes full pre-tenancy inventory/schedule of condition.

**Registration of the Deposit within My Deposits
Issue of prescribed information**

**Gas Safety certificates £85.00+VAT
Electrical PAT test £85.00 +VAT
EPC Certificate £85.00 +VAT**

Additional services available at extra cost.

Tenant Selection

We prefer to show prospective tenants around the property. This will give us the chance to assess and evaluate their needs and individual requirements. We will then collect information relevant to their circumstances using our tenant application form. This will give accurate information on the tenant's personal financial circumstances. Where necessary we will ask the tenant to provide a rent guarantor and advise the landlord accordingly.

Tenancy Agreement

We use the Assured Shorthold Tenancy Agreement, which gives the landlord guaranteed rights of possession at the end of the term. It does not guarantee that the tenant will vacate. Possession can be obtained if necessary through a court order. An Assured Short hold Tenancy can be for a period of time longer than six months. The normal maximum we recommend is twelve months. The tenancy needs to be for a period of time of not less than six months, which binds both parties legally of this period of time. The tenancy agreement will normally be prepared and served by Meridian Properties. In the event of a tenant not vacating the property at the end of the specified term, provided that it is an Assured Short hold Tenancy Agreement as described in the 1988 Housing Act, possession can be sought through the courts by means of a court order. There are guidelines for possession of residential properties let under an Assured Short hold Tenancy Agreement and there are specified ways in which possession can be obtained.

Tenants Deposits

As you may be aware, since 2007, the Tenant's deposits by law must be registered within a government scheme. We currently work with the My Deposits Scheme. (www.mydeposits.co.uk), which is a custodial scheme requiring Tenant's deposit within 30 days of the start of the Tenancy. Not registering your Tenant's deposit in time may have serious legal consequences to yourself. At Simon Heal Estate Agents we make sure you are fully compliant, at a small fee we register the deposit for you and handle the check-out inspection along with the deposit refund.

Simon Heal Estate Agents are member of the Client Money Protect Scheme (CMP) for more information about how your money will be protected please visit www.clientmoneyprotect.co.uk

Buy To Let

An ever increasingly popular market place. Many NEW Landlords have appeared in the market in recent years. At Simon Heal Estate Agents we have unparalleled experience of this market. Being Landlords ourselves we understand the needs of both the Landlord and Tenant. Whether you are a first time landlord or an experienced veteran we can handle every need from sourcing property, finance and tenants to decorating and carpeting.

We are always happy to advise on Buy To let property acquisition be it a single lot or portfolio.

Fire and Furnishing Safety Regulation Amendment Act

When deciding to let your property furnished or unfurnished we must advise you that any furniture provided in furnished accommodation must be of a fire retardant nature. This refers primarily to three-piece suites, sofas, soft furnishings, scatter cushions and rugs etc. All of these items must have a fire retardant fabric covering them or have a fire retardant inner-liner. Bed bases and mattresses also apply. The only exceptions are carpets and curtains, which do not need to be of a fire retardant nature. The legislation applies to properties that are let for the first time or for any property currently let, which is having the furniture replaced or upgraded.

Gas Safety (Installation and Use) Regulations 1994

With effect from 20th July 1994 there have been new gas safety and use regulations. This makes it law for the landlord to inspect all gas appliances annually and have a certificate issued for their lawful use. Gas appliances must have detectors, which cut off the gas supply when carbon monoxide levels become dangerously high. Gas appliances with an open flue are banned from use in bedrooms. A GASAFE registered engineer must undertake all maintenance on gas appliances. If an appliance is found to be faulty, the landlord and tenant will have to be notified and only a GASAFE registered can re-connect the appliance. If a faulty appliance is not disconnected British Gas will be notified and will use their statutory rights to disconnect the appliance.

We can organise the Landlords Gas Safety Inspection for you, if required.

Electrical Equipment (Safety) Regulations 1994

These regulations require all portable electrical equipment supplied by the Landlord to be correctly maintained and safe for use. Items such as fridges, kettles, washing machines etc are required to be periodically visually and electrically tested and the results recorded. Mandatory test from April 2019 Full electrical safety inspections are a legal requirement as of 1st October 2019 and we can also organise those for you.

Complaints Procedure

If, in the event that you are not satisfied with the service offered by the staff of Simon Heal Estate Agents we are always happy to listen to the complaint. We pride ourselves on our prompt and efficient response time and always welcome comment from our clients. We aim to offer the highest possible standard of service and endeavour to keep our clients informed as best as possible. The complaints procedure can be found on our website, www.simonheal.co.uk We are a proud member of Property Redress Scheme.

Energy Performance Certificate (EPC) Required by law from October 2008

With effect from October 2008 every rented property in England requires an Energy Performance Certificate which is basically a check on the "insulation efficiency" of the property. Although there is no penalty for having a low or high rating the Government have decided that all rented property should have a rating.

We have agreed terms with EPC providers and can organise an EPC for you, if required

ALL YOUR LETTING NEEDS UNDER ONE ROOF

We are committed to providing a first class service at all times and strive to achieve the best possible rents and tenants at all times.

To discuss your needs please contact us :

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