

‘FRESH STUDENT FULLY MANAGED’ SERVICE - COMMISSION 12% (10% + VAT)

If you choose to select this service the points below will be carried out:

- You will be appointed a Personal Property Manager within the office. This staff member will be your main point of contact for any tenancy related matters. They will also be the main point of contact for the tenant(s).
- We will set a rental level and surplus level to be collected through the tenancy. The surplus level will be deducted from the last period of rent and used to pay for any cleaning and rubbish costs. Any funds left over will be paid back to you as rent.
- We will commence a marketing campaign and list your property through leading property portals such as OnTheMarket.com, Zoopla and Primelocation.com as well as our own popular website.
- We will also market the property through our bright and modern showroom in Uplands. This being the premier student location in Swansea.
- We will automatically arrange for a ‘To Let’ board to be erected at your property for any new or reinstruction unless you instruct us otherwise.
- One of our experienced staff members will accompany prospective tenant(s) to view the property.
- Suitable checks and guarantor agreements will be put in place. (Guarantor agreements will be put in place when possible).
- We will put in place a written inventory and condition report.
- We will write to all utility companies including gas, electric, water and council tax to inform them of the change in occupancy both before and after the tenancy.
- A bond will be obtained equivalent to 1 months rent and registered with an appropriate bond scheme.
- We will charge an initial setting up fee equivalent to 36% (30% plus Vat) of 1 months rent or a minimum fee of £240.00 (£200 + VAT), whichever the greater to contribute to the cost of initial advertising, bond registration, drawing up an inventory and condition report and legal documents including the latest tenancy agreement.
- We will set up a tailored tenancy agreement for the agreed period.

■ Rent will be collected either quarterly or each month depending on the terms agreed. Landlord payments are made either mid or at the end of each month depending on when funds are received. See Rental Payment section in this brochure for full details.

■ We will carry out our routine inspections between every 12 and 16-week period. You will be forwarded a communication when each report has been completed.

■ In the event of a maintenance issue arising the tenant(s) are informed to contact us through our latest maintenance software. Your appointed property manager will then assess the reported problem and inform you if action needs to be taken.

■ When a tenant(s) vacates a property, we will arrange a final inspection checking both the condition of the property and the inventory. We will negotiate any necessary deductions from the bond. In the event of a dispute we will put forward a case on your behalf to the chosen bond scheme.

■ On being informed that a property is coming re-available we will remarket the property at the key student times with a view to securing tenant(s) quickly and in many cases, well in advance.

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“Fresh have taken the stress out of managing our properties. Their relationships with experienced contractors mean that any issues raised by our tenants are dealt with promptly, and they work hard to ensure that our properties are maintained to a high standard in order to allow properties to be rental ready at the end of each tenancy. I would recommend Fresh’s management services to other landlords”.
Debbie O’Sullivan

