



rockett
HOME RENTALS

WHAT LANDLORDS SEE

Viewings.
Tenancy Agreement.
Rent.



rockett
to let
01782 638111

WHAT WE ACTUALLY DO

Professionally photograph all properties.
Write up the letting particulars of the properties.
Upload the properties to Rightmove, Zoopla and our website.
Vet our database for potential and suitable applicants.
Vet incoming applicants who have applied for properties.
Set up viewings and notify landlords.
Conduct accompanied viewings.
Deal with all questions and negotiations.
Audit gas, electric and PAT testing certificates, making sure they are up-to-date as well as carrying out a Legionella water test.
Take a holding deposit.
Perform a comprehensive, outsourced credit and reference check.
Arrange professional cleaning of the property.
Have a professional written and photographic inventory produced by an APIP accredited professional.
Take all meter readings.
Take the balance of monies once credit and references have passed. This includes a realistic dilapidations deposit.
Set up a standing order for the monthly rent.
Draw up a tenancy agreement.
Conduct a check-in at the property with the tenants and demonstrate systems such as heating and alarms.
Notify utility companies and council tax authority.
Place the deposit in an accredited deposit protection scheme.
Process rental payments and any property expenditure prior to move-in.
Check out the tenant from the property. This involves reversing the inventory and taking the meter readings.
Produce a report for the landlord on the condition of the property on return of keys.

For managed properties:

Conduct twice yearly property inspections.
Deal with all maintenance issues.
Deal with all regulatory certification. E.g. Gas certificate.
Deal with chasing any rent arrears.
Deal with any servitor of notices.
Log tenant leaving notices and begin the re-marketing process.
Mediate deposit disputes.
Compile a case for submission to the relevant deposit scheme. This can be quite a large job almost along the lines of preparing a court case.



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