



Filey
Properties



Filey Services

Hackney
Enfield Town
Edmonton
Enfield Lock

www.fileyproperties.com



#TheFileyWay

www.fileyproperties.com

Sales

Lettings

Property
Management

Guaranteed
Rent

Maintenance / Refurb

Eviction Service

Let
Only



Marketing Appraisal

Research and advised an accurate rental value
Best marketing methods advice to achieve maximum rent
Compliance guidance on property
Prepare details to market (free in-house photos)
Major portals upload

Tenant Find

Match property to applicants
Conduct viewings
Collect documents
Free In - House Referencing
*Paid for references available upon request

Contract

Prepare contract and serving of legal documents
Arrange signing of contracts with applicants in office
Collect funds and remit to landlord
Release keys

Hand Over to Landlord to continue

FEE

One Months

Rent



Full

Management

Inc all items of Let Only plus



Check In

- Deposit registration
- Professional Check In / Check out
- Expire Alerts for all legal certs and licences
- Smoke Alarm Check on day of tenancy
- Arrange third party or in-house Inventory*

Tenancy Management

- Day to Day tenant enquires
- 24 / 7 Emergency maintenance management and reporting
- Contractor management & sourcing
- Property expense management
- Access to In-house maintenance team
- Network contractor preferential rates and speedy response
- Monthly statements / Annual statement

Tenancy Compliance

- Inspection (Yearly)
- HHSRS review / advice / Improvement plans
- Right to rent record keeping
- Property maintenance management
- Tenant complaints handling procedure and filtering
- Evictions packages additional charge as per below

FEE

10%

Monthly Rent





0%

Management

No FEE

Agreed Rent

Marketing Appraisal

Not Required. We lease your property for an agreed rent.

Tenant Find

We become your tenant

Rent

Rent paid even if your property is empty.

Rent paid even if the tenant fails to pay.

Prompt Rental Payments throughout the term of the contract – on time, every time to landlord via BACS.

Maintenance

Repairs / Improvements **excluded**.

Regular property inspections to ensure property is being maintained as per inventory/check in.

Property returned to landlord in same condition at start of tenancy, subject to fair wear and tear allowances.

Check in / Check out fees **Included**

Detailed Inventory **Included**

Day to Day tenant enquires covered

24 / 7 Emergency maintenance management and reporting

Contractor management & sourcing

Property expense management

Access to In-house maintenance team

Network contractor preferential rates and speedy response

Optional supplier credit agreements

Monthly statements / Annual statement

BENEFITS: 0% COMMISSION

NO VOIDS

NO ARREARS

NO TENANTS HASSLES

NO COUNCIL TAX DURING EMPTY PERIODS

NO SETUP FEES OR NO LETTING FEE

NO LEGAL FEES OR EVICTION COSTS.



Additional Charges

SET UP CHARGES

Title Deeds Check: £5 (Freehold or Leasehold)

Key Cut: £8 per Key (POA) (fobs extra as per required)

Digital Tenant Referencing: £30 Per Tenant (Landlord Only)

Digital Guarantor Referencing: £20 Guarantor (Landlord Only)

TENANCY / PROPERTY

Tenancy Agreement Fee: £295

Check In: £90

Check Out: £90

Detailed in-house Inventory 1 – 3 bedrooms:

£130 plus £30 addition room

Additional Property Inspection: £75 (Per Visit)

Deposit registration: £50 (LET ONLY LANDLORDS)

Marketing Services

Property Brochure: £50

Floorplan : £75

Professional Photo Edit & Videotour : £150

Social Media Campaign : £130