SAVVY

WOMEN

SAVVY Women
Additional Services

OTHER SERVICES

There are a lot of other services that we can offer you at Savvy Women. Our advice is here, and you can contact us for more information about how we can help to make your life easier.

Letting only

If you prefer investments that are letting only, you could buy a property with the sole focus of letting it out to tenants. It's not the same as owning your own home, as when you decide to become a landlord, you are running a small business. You will need insurance and you'll also need to investigate the tax implications and ensure that you have the correct protection. With Savvy Women, we can talk you through all of this and get you on the road to that luxury lifestyle you crave.

- Free inspection and market valuation for rental value
- Free advice on letting and marketing your property
- Advice on all legally required safety checks, certificates and legal aspects.
- Advertising on company and various another website
- Advertise when necessary in the local papers
- Photographs can be taken for our Property Information sheets if required
- We will make appointments and carry out viewing with prospective Tenants.
- Accompanied viewing with a member of our staff.
- Obtaining references once a suitable tenant is found, including checking their credit and status.
- Preparing the Tenancy Agreement and forwarding for your approval.
- Arranging for the Tenant to sign the Tenancy Agreement.
- Collecting the deposit.

The Rent Collection Service

We don't believe in leaving you to handle everything, which is why with Savvy Women, you get a Rent Collection Service. With this, all you need to do is maintain the property, and enjoy the payday. Our Rent Collection Service can really change the game for you and make your life easier, so why not get going on your property investment journey with Savvy Women and see how your life can change?

- The collection of rent throughout the Tenancy.
- A twice-yearly statement is prepared and sent to you.
- Rent paid directly into your Bank account.

Our commission is deducted monthly as the rent is collected.

Full Management Service

If you need more than just a rent collection service, then you need to go for a full management service for your property, particularly if you're planning to rent it out and host tenants. You could choose to manage it all yourself, but if you don't want to, you can use a full management service where your tenants are handled by our experts. The whole service is designed to take the place of a landlord, so that you know that your property is in the safest of hands. From routine visits to general maintenance, all you need to do is sit back and let your property stay managed from a distance - while you collect the rent.
Includes the services as outlined for Introduction and Rent Collection plus the following additions: -

- Notifying Utility Companies of new occupants i.e. Gas, Electricity, Council Tax and Water.
- Carrying out periodic inspections of the property
- Dealing with all management enquiries relating to the Tenancy
- Detailed quarterly statements of income and expenditure.
- Recommend Building Insurance Cover with a reputable company (Tenants insure their own contents).
- Issuing the correct Housing Act Notice to end the tenancy.
- Deal with day to day repairs up to £100.00, consequently deducting invoice payments from your account.
- Negotiating the terms for the renewal of the Tenancy Agreement.
- Inspection of your property during the first 4-6 weeks of a new tenancy, then quarterly inspections.
- Re-advertising your property at the end of the tenancy, if required.
- It is strongly recommended that a comprehensive Inventory is prepared.
- Exercise appropriate action to ensure that the Tenant complies with the terms of the tenancy agreement.

Guaranteed Rent Scheme

This scheme runs in a way where you sign over your property to a company for a length of time in exchange for a guaranteed monthly income. So, if for whatever reason, the tenants do not pay their share of the rent, you will still be covered for your payments. Some landlords are a fan of this scheme as they can feel financially secure, whereas others would prefer not to. Either way, you need to ensure that you continue to receive your income and maintain your lifestyle.

- Your rent will be guaranteed up to 3 years regardless if your property is let or vacant.
- The rent figure will be assessed upon a visit and through inspection of your property.
- The Tenant's will be responsible for all bills,

Gas, Electric, Council Tax and Water.
- An Inventory will be taken once we have agreed a price and term.
- Your rent will be paid in advance between 1 – 3 months.

Contact Us

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