

A guide to our services

	Let Only	Rent Collection	Fully Managed
Free market appraisal with comparables guide	✓	✓	✓
Same day listing on all major portals including Rightmove, Zoopla & Cobbles own website	✓	✓	✓
Arrange for an Energy Performance Certificate (Legal Requirement) (Cost to Landlord)	-	-	✓
Direct marketing to all applicants registered with Cobbles	✓	✓	✓
All viewings accompanied by Cobbles staff	✓	✓	✓
Weekly marketing feedback	✓	✓	✓
Negotiation on all terms of the tenancy	✓	✓	✓
Full comprehensive Tenant referencing including credit check, employment and previous landlord check	✓	✓	✓
Conducting Tenant Right to Rent check (Legal Requirement as of February 2016)	✓	✓	✓
Preparation of Tenancy Agreement	✓	✓	✓
Arrange Gas Safety Certificate, EICR and professional Inventory (Cost to Landlord)	-	-	✓
Reading of meters and transferring all utilities into Tenant(s) names, including Council Tax (If consent given)	-	-	✓
Register Tenant's deposit with the Deposit Protection Service (Legal Requirement)	✓	✓	✓
Collect and forward rent by same day bank transfer with monthly statements	-	✓	✓
Access to our 'My Property File' Landlord Portal to view all up to date tenancy details and statements	-	-	✓
Chase Tenants for any delay in payment of rent	-	✓	✓
Out of hours emergency service	-	-	✓
Ensure that all legal safety certificates are kept up to date	-	-	✓
Arrange for any general maintenance or repairs to the property with insured and trusted contractors	-	-	✓
Carry out regular property inspections with a full report to Landlord	-	-	✓
Serve Termination Notices	-	-	✓
Update you on the current market condition and any changes in legislation	-	-	✓
Initiate end of tenancy procedure, including arranging Inventory and Check-Out	-	-	✓
Carry out deposit release service	✓	✓	✓
Initiate renewal process at least 2 months prior to end of tenancy (Fees apply)	✓	✓	✓
Manage day to day contact with Tenant(s)	-	-	✓
Liaise with Tenant(s) regarding deposit deductions or disputes	-	-	✓