WE SELL HOUSES - WE COULD SELL YOURS TOO WE SELL HOUSES - WE COULD SELL YOURS

N. S. BENNETT

INDEPENDENT CHARTERED SURVEYORS AND ESTATE AGENTS

VISIT US 24 HOURS A DAY,
7 DAYS A WEEK WORLDWIDE ON
www.nsbennett.co.uk

RICS

THE RENTAL SERVICE

If you are letting your property at Bennetts we can offer you what we believe to be unrivalled Tenant find and Management Services including:-

- Prominent Town Centre Property Centres
- Internet advertising
- Free Rental appraisal and consultation
- Strict referencing procedure
- Full management Service, if required

S.E.L. BENNETT M.R.I.C.S.

In order to cater to the differing needs of our Clients we offer 2 levels of service:-

(1) LET ONLY SERVICE (TENANT FIND)
This service includes the Landlord's rental appraisal, preparation of property details, internet advertising on our website and fish4homes, limited lineage local newspaper advertising at our discretion, referencing of prospective Tenants, drawing up of the Tenancy Agreement and supplying the Landlord with a 'check-in' checklist'. The Landlord will be responsible for preparing an inventory (which we can carry out for an additional fee if required), checking in the Tenant and dealing with all matters regarding the Tenancy after its commencement including notification of the Local Authority and Utility companies.

(2) LET AND MANAGEMENT SERVICE
All of the Let Only facilities plus management of the property during the term of the Tenancy including the collection of rent, administration of repairs to the property on the Landlord's behalf, settlement of accounts relating to repairs to the property from funds held by us on the Landlord's behalf (if there are insufficient funds held we will forward the account(s) to the Landlord for payment), instruction of solicitors for any proceedings to regain possession of the property on the Landlords behalf, including the Settlement of professional and Court fees incurred on the Landlord's behalf from funds held on the Landlord's behalf (if there are insufficient funds held we will forward account(s) to the Landlord for payment) and preparation and submission of quarterly rental statements detailing rent received, expenditure incurred on the Landlord's behalf and balance due to and forwarded to the Landlord.

MISREPRESENTATION ACT 1967 (AS AMENDED)
1) These particulars do not constitute nor constitute any part of an offer or contract.
2) All statements contained in these particulars as to this property are made without responsibility on the part of N.S. Bennett & Associates or the vendor.
3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4) Any intending purchaser/lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5) The vendor does not make or give, and neither Messrs. N.S. Bennett & Associates nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.
6) The mention of any appliances and/or services (none of which have been tested by N. S. Bennett & Associates) within the sales particulars, does not imply they are in full working order.

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