

Devenports Services	Premium Management (11% +VAT)	Full Management (8% +VAT)	Rent Management (5% +VAT)
Devenports carry out viewings seven days a week (pre and post-working hours included).	✓	✓	✓
Devenports advertise your property across multiple channels – paid digital, mobile advertising, social media advertising, print advertising and outdoor.	✓	✓	✓
The Devenports lettings team consists of five experts with unrivalled experience of 47 years and work seven days a week to find you the best suited tenant/arrange the tenancy.	✓	✓	✓
Devenports negotiate terms and draw up your bespoke tenancy agreement.	✓	✓	✓
Devenports take thorough references, looking into the tenant's landlord history and current employment status, and perform a credit check.	✓	✓	✓
All client moneys are securely held in a designated client account which is protected by Client Money Protect and the Tenancy Deposit Scheme, authorised by the ministry of Housing, Communities & Local Government.	✓	✓	✓
Devenports arrange an independent inventory, check in and check out.	✓	✓	✓
Devenports provide safekeeping of your keys throughout the tenancy.	✓	✓	✓
Devenports issue monthly rental statements.	✓	✓	✓
Devenports collect monthly rent.	✓	✓	✓
It is Devenports' responsibility to ensure you comply with ever-changing legislations.	✓	✓	✓
Devenports ensure that standing orders are set up for tenants.	✓	✓	✓
Devenports transfer utilities at the start and end of tenancy.	✓	✓	✓
Devenports agree tenancy renewal terms and secure rent increases where possible, actioned by you the landlord.	✓	✓	✓
Devenports will source a refurbishment service if required.	✓	✓	✓
Devenports provide direct access to trusted property management companies.	✓	✓	—
Devenports visit the property once every six months and produce an annual report.	✓	✓	—
Devenports meet and greet your tenants when they move in.	✓	✓	—
Devenports provide a 24-hour emergency service for you.	✓	✓	—
Devenports provide a 24-hour emergency service for your tenants.	✓	✓	—
Devenports have their own contracted engineers available to meet your property needs at short notice.	✓	✓	—
Devenports will instruct and pay contractors on your behalf when required.	✓	✓	—
Devenports arrange works and will proceed with the best value contractor prices (repairs, maintenance, and refurbishments).	✓	✓	—
Devenports ensure all contractors have the required insurance prior to any work on your property.	✓	✓	—
Devenports manage the property throughout vacant periods.	✓	✓	—
Devenports review the check out report, advising on any necessary deductions from the deposit and any tenancy payments.	✓	✓	—
Devenports include an Energy Performance Certificate (EPC) in our fee.	✓	—	—
Devenports include a Gas Safety Certificate in our fee.	✓	—	—
Devenports include a professional check in and check out in our fee.	✓	—	—
Devenports include a professional inventory in our fee.	✓	—	—