

Devenports Lettings Ltd. Services	Premium Management	Full Management	Rent Management
Devenports Lettings Ltd. carry out viewings seven days a week (pre and post-working hours included).	✓	✓	✓
Devenports Lettings Ltd. advertise your property across multiple channels – paid digital, mobile advertising, social media advertising, print advertising and outdoor.	✓	✓	✓
The Devenports Lettings Ltd. 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 Lettings Ltd. negotiate terms and draw up your bespoke tenancy agreement.	✓	✓	✓
Devenports Lettings Ltd. 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 Lettings Ltd. arrange an independent inventory, check in and check out.	✓	✓	✓
Devenports Lettings Ltd. provide safekeeping of your keys throughout the tenancy.	✓	✓	✓
Devenports Lettings Ltd. issue monthly rental statements.	✓	✓	✓
Devenports Lettings Ltd. collect monthly rent.	✓	✓	✓
It is Devenports Lettings Ltd.' responsibility to ensure you comply with ever-changing legislations.	✓	✓	✓
Devenports Lettings Ltd. ensure that standing orders are set up for tenants.	✓	✓	✓
Devenports Lettings Ltd. transfer utilities at the start and end of tenancy.	✓	✓	✓
Devenports Lettings Ltd. agree tenancy renewal terms and secure rent increases where possible, actioned by you the landlord.	✓	✓	✓
Devenports Lettings Ltd. will source a refurbishment service if required.	✓	✓	✓
Devenports Lettings Ltd. provide direct access to trusted property management companies.	✓	✓	—
Devenports Lettings Ltd. visit the property once every six months and produce an annual report.	✓	✓	—
Devenports Lettings Ltd. meet and greet your tenants when they move in.	✓	✓	—
Devenports Lettings Ltd. provide a 24-hour emergency service for you.	✓	✓	—
Devenports Lettings Ltd. provide a 24-hour emergency service for your tenants.	✓	✓	—
Devenports Lettings Ltd. have their own contracted engineers available to meet your property needs at short notice.	✓	✓	—
Devenports Lettings Ltd. will instruct and pay contractors on your behalf when required.	✓	✓	—
Devenports Lettings Ltd. arrange works and will proceed with the best value contractor prices (repairs, maintenance, and refurbishments).	✓	✓	—
Devenports Lettings Ltd. ensure all contractors have the required insurance prior to any work on your property.	✓	✓	—
Devenports Lettings Ltd. manage the property throughout vacant periods.	✓	✓	—
Devenports Lettings Ltd. review the check out report, advising on any necessary deductions from the deposit and any tenancy payments.	✓	✓	—
Devenports Lettings Ltd. include an Energy Performance Certificate (EPC) in our fee.	✓	—	—
Devenports Lettings Ltd. include a Gas Safety Certificate in our fee.	✓	—	—
Devenports Lettings Ltd. include a professional check in and check out in our fee.	✓	—	—
Devenports Lettings Ltd. include a professional inventory in our fee.	✓	—	—
Landlord tenancy administration charge.	✓	—	—