

LANDLORD PROSPECTUS

EST. 1998



Professional Property Management & Letting Agents

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PROPERTY HEALTH CHECK

Before you start renting your property we will make recommendations to help attract the right tenant & the best rent e.g. grouting tiling, cleaning appliances, a fresh coat of paint, tidy garden, etc.

We'll also check that you have at least one working smoke alarm on each level, & a working carbon monoxide alarm in any room which has a fixed combustion appliance (excluding gas cookers).

We can also help you organise the mandatory inspections & tests that a landlord must carry out prior to the commencement of a tenancy; EPC, gas safety, EICR (*Electrical Inspection Condition Report*), portable appliance testing & Legionella risk assessment (*as applicable & subject to additional charges*). Thereafter, we'll ensure these are renewed on the appropriate dates.

Lastly, & unfortunately we can't do these for you, you will need to:

- Provide two complete sets of keys
- Maintain buildings & contents insurance (*as appropriate*)
- Notify insurance & mortgage providers (*as applicable*)
- Register deposit (*tenant find & rent collection only*)



PROPERTY FURNISHING



We recommend that all properties have modern kitchens, bathrooms, and heating systems.

You can then choose whether to let:

- **Unfurnished:** carpets, curtains, light fittings, and an oven.
- **Part Furnished:** as above, plus some main items of furniture.
- **Furnished:** all essential items of furniture and appliances, including sofas, tables & chairs, beds, wardrobes, kitchen white goods (*please also leave/retain the manuals*), kitchenware & gardening tools, as appropriate for the property size and type.

We do not recommend leaving electrical items such as televisions or stereo equipment in the property. Please note that if any such items are left, they may require **annual PAT testing when they reach +3 years old.**

It is also important to ensure that any supplied upholstered furniture meets all fire resistance requirements as defined in the Furniture and Furnishings (*Fire Safety*) Regulations 1988 (*as amended in 1993*). This means that any headboards, mattresses, bed bases, and soft furnishings in a furnished letting must have fire-resistant filling and match-resistant cover fabric, both of which must have passed a cigarette resistance test.



PROFESSIONAL STANDARDS

Established in 1998, we have over 25 years' experience in letting Northamptonshire properties and are also accredited members of the following professional bodies:

- ARLA Propertymark
- ARLA Client Money Protection Scheme
- The Property Ombudsman
- Tenancy Deposit Service

The selected tenant will undergo strict referencing through a professional referencing company, the results of which are shared with you.

We also offer, with our fully managed service, *Landlords Rent Guarantee & Legal Expenses Insurance* (additional costs apply) & a dedicated support team all of whom are experienced, friendly, well informed, honest & efficient.

Our track record of exceptional reviews is a testament to the hard work & dedication of our team. With a wealth of experience & a passion for excellent service, we continue to be the trusted choice for all your letting needs in Northamptonshire.



INCOME TAX

Tax is payable to HMRC on rental income, less allowable expenses such as letting agent fees, accountant fees, insurance, wear & tear repairs, etc. For further guidance please visit www.gov.uk/renting-out-a-property/paying-tax

UK Landlords Your rental income & allowable expenses should be declared on your Self Assessment tax return.



Overseas Landlords If you live abroad for 6 months or more per year, you're classed as a 'non-resident landlord' by HMRC even if you're a UK resident for tax purposes.

If you want to pay tax on your rental income through Self Assessment, you will need to complete a NRL1 form in order for HMRC to provide the letting agent with an exemption certificate.

Alternatively, your letting agent will deduct basic rate tax from your rent (*after allowing for any expenses they've paid*) & provide you with a certificate at the end of the tax year saying how much tax they've deducted. Further guidance from HMRC is available at www.gov.uk/tax-uk-income-live-abroad/rent



SERVICE LEVELS



We offer three tiers of service; Tenant Find, Rent Collection & Fully Managed. In brief these provide the following main service aspects:-

TENANT FIND

Property Health check, Marketing, Accompanied Viewings, Referencing & Tenancy Agreement.

RENT COLLECTION

Property Health check, Marketing, Accompanied Viewings, Referencing, Tenancy Agreement, Rent Collection & Processing, Arrears Chasing.

FULLY MANAGED

Property Healthcheck, Marketing, Accompanied Viewings, Referencing, Tenancy Agreement, Rent Collection & Processing, Arrears Chasing, Inventory, Deposit Collection & Registration, Property Inspections, Maintenance & Repairs Coordination, Notifying Utility Service Providers, Serving Notices.



INNOVATIVE MARKETING

rightmove  OnTheMarket 

zoopla

Northamptonshire Letting Experts

We believe our marketing coverage is unrivalled in Northamptonshire. Alongside innovative social media content & portal live feeds.

Our bespoke website jacksongrundy.com featuring responsive mobile site.

High profile branches in Northampton & Daventry open 6 days a week.



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Our Landlord Fees



<i>All fees include VAT</i>	Tenant Find	Rent Collection	Fully Managed
Set Up Fee	£600	£500	£550
Monthly Fee	N/A	7%	12%
Market Appraisal	✓	✓	✓
Property Health Check	✓	✓	✓
Advertising	✓	✓	✓
Accompanied Viewings	✓	✓	✓
Tenant Referencing	✓	✓	✓
Tenancy Agreement Preparation	✓	✓	✓
Inventory – 1 Bedroom Property	£150	£150	✓
Inventory – 2 Bedroom Property	£180	£180	✓
Inventory – 3 Bedroom Property	£210	£210	✓
Inventory – 4 Bedroom Property	£250	£250	✓
Inventory – 5+ Bedroom Property	£280	£280	✓
Right to Rent Checks	£50 per tenant	£50 per tenant	✓
Rent Collection & Processing	-	✓	✓
Chasing Arrears	-	✓	✓
Repairs & Maintenance Coordination	-	-	✓
Property Inspections	-	-	✓
Notifying Gas, Electricity, Water & Council Tax Providers Serving	-	-	✓
Notices	£90	£90	✓
EPC	£120	£120	£120
Gas Safety Certificate	£120	£120	£120
Gas Safety Certificate & Service	£200	£200	£200
Legionnaires Risk Assessment	£120	£120	£120
Electrical Installation Condition Report	£210	£210	£210
Supply & Install Smoke Alarm(s) - price shown for 1 unit	£90	£90	£90
Supply & Install Carbon Monoxide Detector(s) - price shown for 1 unit	£96	£96	£96
Deposit Collection & Registration	-	-	£8.40 per month
Renewal Negotiations (<i>Inc. Serving Relevant Notices</i>)	£150	£150	£100
TDS Dispute Processing	£240	£240	£75
Additional Property Visits	-	-	£60
Obtaining 3 or more Contractor Quotes	-	-	£30 per quote
Insurance Claims Handling	-	-	£150
Paper Statements	£4.20 per statement	£4.20 per statement	£4.20 per statement
Cheque Payment	£10.00 per cheque	£10.00 per cheque	£10.00 per cheque
Termination Charges			
Withdrawal Fee (after tenant application)	N/A	N/A	£600
Termination Fee (if tenant remains in property)	N/A	N/A	1 Months' Rent
Tenant Property Purchase (via Jackson Grundy)	1.5%	N/A	1.5%
Tenant Property Purchase (other agent)	1.8%	N/A	1.8%



RENT GUARANTEE & LEGAL EXPENSES COVER

Stronger Rent Protection for Changing Times

In an ever changing rental market, make sure your income is protected.

We can arrange Rent Guarantee & Legal Expenses Cover on your behalf for fully managed properties - helping you stay protected and giving you peace of mind.

What the cover includes:

- ✓ Rent paid within 30 days of claim acceptance
- ✓ First month's rent covered - even if unpaid
- ✓ £1,000 extra protection on top of the deposit
- ✓ Compatible with guarantor services
- ✓ Designed for longer eviction timelines

Stay compliant, stay protected:

- ✓ Ensure required documents are issued before 31st May
- ✓ Report missed rent within 30 days for full cover
- ✓ Actively chase arrerars and keep written records

Jackson Grundy Lettings will handle arranging the policy for you, making the process straight forward while ensuring you have the protection in place.

With market-leading cover and competitive pricing, you can let with confidence - whatever changes lie ahead.

PLEASE CONTACT US FOR MORE INFORMATION

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