



Move To East

PROPERTY MANAGEMENT

Residential Property Management

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Landlord Guide

Tel: 0204 581 8380

www.movetoeast.com

DO YOU WANT THE BEST TEAM TO LET OR MANAGE YOUR PROPERTY?



Are you looking for qualified, honest and reliable professionals to look after your property?

By choosing Move TO East, you can rest easy knowing your property is being treated with years of professional expertise and passion. After all, we are committed to giving you the best possible lettings and management service we can.

“Let Us Take Care of Your Property”

Why Move To East Property Management?

- **Dedicated Property Manager:** Individual property manager to deliver a personalised service.
- **Valuing and Letting the Property:** Using market leading letting tools to value & advertise your property on the UK's most popular rental websites & through effective digital marketing.
- **Professional Photography & Floorplans**
- **Negotiating & Tenants Referencing:** Finding high quality Prospective tenants through in depth referencing including financial checks and right to rent checks.
- **Move In & Check-out Inventory Report:** State of the art software based reports to minimise any disputes at end of the tenancy.
- **Legal Compliance:** Register Deposit, Gas Safety, EPC, EICR, Property Licencing etc.(additional fee may apply)
- **Account Management:** Rent Collection, Contractor Invoice, Rental Invoice, Yearly Rental Statement
- **Co-ordinating repairs & Maintenance:** Maintenance of utilities & Co-ordinating repairs/maintenance using our extensive network of competitively priced and trusted contractors.
- **Tenants Liaison:** Acting as a single point contact for all tenants queries throughout the tenancy.
- **Inspection:** Carrying out inspections of your property on a regular basis.
- **Rent Arrears & Deposit Resolution:** Chasing with rent arrear (if any) and dealing with deposit resolutions (if any)
- **Providing Refurbishment Advice:** To maximise the rental value, we provide refurbishment advice where needed.

OUR LETTING & MANAGEMENT SERVICE INCLUDES

“Trust us to let & Manage your property”. In fact, once you turn the management of your property over to us, you can relax knowing that your home’s rental is being handled professionally & efficiently.

Comprehensive
Marketing to secure
quality tenants

Tenants vetting &
Referencing Check

Professional
Photography &
Floorplan

Creation of Tenancy
Agreement

Register Deposit
Money (We use DPS)

Full Move-in Inventory

Dealing with Legal
Compliance

Free Yearly Gas Safety
Certificate (t & c
apply)

Free Electric
Certificate (t & c
apply)

Free EPC (t & c apply)

Free Property
Licencing application.

Property Inspection
regular basis

Rent Collection

Co-ordinating Repair &
Maintenance

Free Yearly Rental
Statement

Dealing with Deposit
Resolution

Renewal & Rent
Negotiation

Move Out Inventory

Rent Guarantee (t & c
apply).

Dedicated Property
Manager (Personalised
Service)

OUR LETTING & MANAGEMENT
SERVICE START FROM £99.00 A
MONTH

RENT GUARANTEE SERVICE

Guaranteed Rent For 365 Days Of The Year



Guaranteed Payment

The comes straight to you as the owner of the property regardless of whether there is someone living in your or not.

Maintenance Check

You will not need to worry about performing a maintenance check & costs.

0% Commission

Our RGS is absolutely free. You will get paid the agreed amount each month.

NO LEGAL EXPENSES & EVICTION COST

BY LETHQ/GOODLORD

The Move To East Rent Guarantee Service will cover monthly rent payable for up to 12 months. In addition, you will also benefit from our comprehensive referencing check, regular property inspection, and legal compliance check. There will also be no need to worry about regulatory concerns such as health & safety checks. This comprehensive service is provided in partnership with LethQ & Goodlord.

Sounds Great??

For More details please contact
Us

- Cover the total money rent up to £2500 PCM.
- Legal expenses cover up to £100, 000.
- Guaranteed rent for 365 days of the year.
- 2 to 5 years lease.
- No Gas Safety Certificate cost
- No EICR Certificate cost
- No EPC cost.
- No Property Licencing admin cost.

Benefits of using Move To East property management Service



Whether you own a single-family home, apartments, HMO Properties, working with Move To East Ltd property management Service can make owning rental property a lot easier. In fact, once you turn the management of your property over to us, you can relax knowing that your home's rental is being handled professionally and efficiently.



You are in safe Hand

- For owners, using Move To East Ltd property management service means that you have a team of professionals behind you to answer tenant concerns and maintenance issues 24/7.
- We offer Insured Rent Guaranteed Service (additional T & C Apply) in the events of rent arrear.



Take the Stress Out

- You don't have to worry about getting a 2:00 a.m. phone call from a tenant with a plumbing problem. Nor, do you have to be concerned when you're on vacation that something may go wrong while you are away.
- For those looking to rent a property like yours, you're working with a property management company helps to assure them that they will be moving into a well-maintained property with an attentive team of professionals looking after payment and maintenance issues. This can help you attract more qualified, reliable tenants and help to keep them longer.



Local Expert

- We focus residential properties only, therefore, our local rental market knowledge and expert advice are very realistic.
- Our property management services will find well-qualified tenants for your property to make sure that the rents are paid on time every month and any concerns or issues will be addressed promptly



Maximising Rents, Minimizing Expenses

- To maximise the rental value, we provide renovation or refurbishment advice.
- Our Bespoke property furnishing & design service to ensure your property stands out pre-let & meet your tenants needs when they move-in.



Legal Safety Management & complimentary Free Gas Safety

- We strive to make sure each and every one of our clients is given peace of mind that their investment is getting the care and attention it deserves.
- We offer complimentary Free Gas Safety Certificate for full Management Service.



Safety & Legal Compliance

The work we do in finding the tenants, setting up the tenancy agreement, helping arrange appropriate certificates and check-in formalities, covers you for many of the risks of the tenancy. There is now so many legislation for a Landlord to keep on top of, the key ones being.

Electrical Safety

Rented properties now require an Electrical Installation condition Report to be carried out every five years. Move To East can assist you to the Certificate being issued

Annual Gas Safety Check

Any Property Containing a gas supply needs to have an annual Landlord's gas safety inspection. Without this, you won't be able to serve a Section 21 notice to end the agreement.

Smoke Alarms & CO2 detectors

Your property needs to be fitted with a smoke alarm in any floor and a carbon monoxide alarm in any room with a gas appliance. Both will need to be tested and working on the day of move-in and whenever you visit the property.

Property Inspections

Regular visits to the property during the tenancy will help you make sure the property is being looked after.

Property Licensing

Move To East can assist Landlords to apply for the rented property licensing. Our expert always staying in regular contact with the Local Authority to understand any changes to licensing scheme that affects your property.

Property Management

“Trust us to let and manage your property”



Just like your own home, your investment will need regular servicing, updating and maintenance. Making a success of your investment needs a plan, a lots of routine jobs and good habits. This is best approached with a preventative maintenance plan.

This Proactive approach has several advantages, such as:

- Maintaining a better relationship with the tenants
- Helping tenants to look after the property
- Keeping costs down in the long run
- Making sure that property remain attractive to tenants.

“Competitive Price & Trusted Contractors”

Move To East can assist Landlord to co-operating repairs/maintenance using our extensive network of competitively priced and trusted contractors who are on hand to keep costs down. We can also help prolong the life of the boiler by organising a service at the same time as the annual gas safety certificate is carried out. These preventative measures reduce the likelihood of costly repairs and put the tenants mind at ease.

The rewards are reliable, long-term tenants, steady rental income and your asset continuing the gain value.

“Evicting Tenants & Taking Possession

If the tenant is in breach of the tenancy agreement or Landlord would like to take possession of the property, the landlord may be within their right to apply to the courts for a possession order by serving the tenant with notice under one of the grounds contained in Section 21/Section 8 of the Housing Act 1988. As a Part of property management service, Move To East Ltd may cooperate with the Landlord to serve the Section 21 notice under the Housing action 1988.

Has The Tenants Done anything wrong?

Section 21: If no, you can only use Section 21. Under Section 21 you must give the tenants two months' notice.

Section 8: If over two months' rent arrears or breach the agreement other than non- payment, you can use Section 8. Under Section 8 you may only have to give the tenant two weeks' notice even if you are still within the fixed term agreement.

“Insured Rent Guaranteed Service”

In order to protect Landlord's from the rental lose, Move To East Ltd offer Insured Rent Guaranteed Service (additional T & C Apply).

The Lettings & Management process explained

Property Completion:

Getting your property ready to let
Snagging/professional photography & Floorplan and
furniture inslation if furnished



Valuing & Marketing:

To determine the rental value of a property, it is
important to understand the local market and rental
demand. Extensive Marketing on UK most popular
portal/digital marketing.



Viewing:

Arranging viewing and sourcing the right tenants.



Referencing:

Thorough tenants referencing and financial check



Contracts:

Arranging signing of terms and handover the keys



Property Management:

A dedicated property manager to look after for
property repair and maintenance.



Asset Management:

Scheduling a regular property inspections



Account Management:

Rent Collection, Contractor Invoice, Rental Invoice,
Yearly Rental Statement



Renewals:

Arranging contracts renewals and rent negotiation
when tenancy is due to expire.

Simply Straightforward Property Management fees

“We are transparent about fees for the landlord Property Management Service in East London”.

There are several costs to a landlord when letting and managing a property. However, Move To East Ltd offer Fixed Commission and Fees for Let & Full Management Service (No Hidden Cost). The Table below list our commission and fees:

Let & Full Management Solution Fees

No of Bedroom	Price Incl VAT - Per Calander Month
Studio/1 Bedroom Property	£99.00
2 Bedroom Property	£120.00
3 Bedroom Property	£140.00
4+ Bedroom Property	£150.00

Let & Full Management Solution Fees - HMO Property

No of Bedroom	Price Incl VAT - Per Calander Month
Per Room (Each Licence Agreement)	£70.00

Letting Service Only

We will advise on current market rent and preparing your property for letting; provide guidance on safety and compliance issues; advertise the property on specified websites and erect a board at the property; introduce applicants and accompany viewings; collect a holding deposit, preparing Tenancy Agreement, referencing, initial rent and tenancy deposit; process rent

Per Property	£650.00 (One Off Payment)
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“We are ready when you are”

We would be delighted to hear from you to discuss your own property requirements. For a non-obligatory consultation, please contact us

Email: admin@movetoeast.com

Tel: 0204 581 8380

www.movetoeast.com

Move to East Ltd is a property management company offering faster, cheaper, more reliable property management services for both Landlords & Tenants. MOVE TO EAST LTD IS REGISTERED WITH ICO (INFORMATION COMMISSIONER'S OFFICE) REGISTRATION NO. IS ZB381769. Move to East Ltd registration no in England is 12976487.

