



PROPERTY MANAGEMENT FOR LANDLORDS

WHY CHOOSE MAULEVERER HOME HIGH STREET EXPERT GOES INDEPENDENT



- Privately owned and operated
- London-based with over 15 yrs of residential lettings and property management experience
- Award winning property manager at the helm
- Offering boutique property management services for landlords and homeowners
- Exceptional customer service with a proactive approach to property management
- Honest and transparent – NO mark ups – NO hidden costs
- Established network of reliable and quality contractors
- Fully insured for public liability and public indemnity
- Member of PRS (Property Redress Scheme)
- ARLA Propertymark qualified
- Data protection qualified ICO (Information Commissioner's Office)

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"YOU'VE BEEN AMAZING SUPPORT FOR US AND HAVE MADE MANAGING OUR PROPERTY SO MUCH EASIER!"

- Pimlico Landlord

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OUR APPROACH

Communication

We will be in touch with you, the letting agent and the tenant, to oversee every aspect of your tenancy and ensure everything is set up for success. If we take the property on mid-term, we will make sure we have all we need to facilitate a smooth and positive transfer of management.

Customer Service

The management of your property interest is a responsibility which shouldn't be taken lightly. We pride ourselves on building strong and long-lasting relationships and for doing things right, with integrity. We will keep you fully informed and put your needs first without jeopardising those of the tenants.

Tenant relationships

For a successful tenancy you need a happy tenant who feels valued and comfortable in their home. We make sure that your tenant is well informed and feels supported.

Compliance – laws and regulations

We stay up to date with all the latest changes in legislation so that you stay compliant.

Safety Certificates

We will arrange for and maintain up-to-date safety certification to ensure that you have met all your obligations as a landlord.

Inventories

We will organise an independent inventory check-in and check-out for your tenancy, so that the condition of all your fixtures and fittings are documented.

Property Visits

We will personally carry out two inspections per tenancy year, provide feedback and report any required or suggested maintenance.

Proactive and reactive maintenance

We don't sit by the phone waiting for something to go wrong. Where identified, we will recommend preventive maintenance and be on hand when things do go awry. We are solution-focused and agile during a crisis.

Transparency

No agency mark ups and no hidden costs. When carrying out works, we will check that all invoices are accurate and pass them onto you so you can see that what the job cost is what you pay. Designed to give you full control and confidence that your property interest is receiving the best care.

Provide us with a float or pay your invoices directly, the choice is yours

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"YOU HAVE BEEN FAR AND AWAY THE NICEST AND MOST COMPETENT OF THE MANAGERS WE HAVE DEALT WITH OVER THE YEARS."

- Chelsea Landlord



• **MANAGEMENT SERVICE (LONG LET) – 5% + VAT OF RENTAL INCOME**

• **MANAGEMENT SERVICE (SHORT LET) 6% + VAT OF RENTAL INCOME**

Subject to Terms and Conditions

Price List

Mauleverer Home Property Management

Letting Fee(s)

Management service (long let) – 5% + VAT of rental income

Management service (Short Let) 6% + VAT of rental income

Vacant Management - £150 + VAT

All fees are payable monthly in advance

Contractor rates

(NO referrals – NO mark ups)

Call outs

Handyman	£70 + VAT
Plumber	£80 + VAT
Electrician	£80 + VAT
Gas & Repairs	£100 + VAT
Boiler Service	£100 + VAT
Drainage	£100 + VAT
Appliance engineer	£85 (no VAT)
EPC	£95 + VAT

Safety Checks and Certificates

EPC	£85 + VAT
Legionnaires test	£80 + VAT
Gas Safety	£85 + VAT
<i>inc test & check of CO alarms</i>	£20 + VAT <i>per CO alarm fitted on-site</i>
Boiler Service	£95 + VAT
Gas Safety and Service	£130 + VAT
PAT	£70 + VAT
<i>inc test & check of smoke alarms</i>	£25 + VAT <i>per battery alarm fitted on-site.</i> <i>Mains wired subject to estimate</i>
Check and fit smoke alarms	£65 + VAT <i>(battery alarms) inc 1 x battery alarm</i> £25 + VAT <i>per battery alarm fitted on-site</i> £85 + VAT <i>(mains wired alarms) cost of alarms subject to estimate</i>
EICR	1 bed £175 + VAT
<i>Based on average size property</i>	2 bed £200 + VAT
	3 bed £245 + VAT
	4 bed £325 + VAT
	<i>Price subject to change depending on number of circuits</i>