

**FBC PRIVATE RENTED PROPERTY OPTIONS**

<b>WHAT DO WE OFFER?</b>	<b>TENANT FIND</b>	<b>PREMIUM SERVICE (Full management)</b>	<b>PSL PLUS (Lease from landlord)</b>
Find tenant	✓	✓	✓
Accompanied viewings	✗	✓	✓
Tenant referencing	✓	✓	✓
Tenancy agreement & inventory template provided	✓	✗ Carried out by FBC	✗ Carried out by FBC
Sign agreement with tenant	✗	✓	✓
Complete inventory with photographs	✗	✓	✓
Provide standard notice templates	✓	✗ Carried out by FBC	✗ Carried out by FBC
Serve notices as required	✗	✓	✓
Bond equivalent to 1 month rent	✓	✓	✗ return at end of tenancy in same condition
Rent guaranteed	✓ First 12 months of tenancy	✓ First 12 months of tenancy	✓ Full term of lease
Assist tenant with HB claim	✗	✓	✓
Notify utilities and Council Tax	✗	✓	✓
Tenant induction pack	✓	✓	✓
Arrange for repairs	✗	✓ Free up to £150/year	✓ at LL cost
Access to empty property loan *	✗	✓	✓
Free gas safety certificate	✗	✓	✓
Free electrical safety check	✗	✓	✓
Free CO detector	✗	✓	✓
Interest free loan up to £2,000 to improve property standards	✗	✓	✓
Cover up to £100 insurance excess for any claim resulting from tenant behaviour	✗	✓	✗
Monthly management statements and invoices	✗	✓	✗
Cost to landlord	✗ £0	✓ 8% + VAT per month	✓ £300 fixed fee (£100 renewal)