

| | BRONZE | SILVER | GOLD | PLATINUM |
|--|--------|--------|------|----------|
| ★ Advice on the letting potential and current rental value of the property - offering guidance on possible and essential property improvements which relate to the current Landlords regulations. | ✓ | ✓ | ✓ | ✓ |
| ★ Prepare unique lettings details, photographs and a floorplan and organise for an EPC if required. | ✓ | ✓ | ✓ | ✓ |
| ★ Advertise the property from our property software and Tenant database, PURE website, the largest property portal Rightmove, our social media accounts such as Instagram, Twitter and Facebook. We will discuss bespoke marketing should we feel the property would benefit. | ✓ | ✓ | ✓ | ✓ |
| ★ Conduct viewings at the property with prospective Tenants | ✓ | ✓ | ✓ | ✓ |
| ★ Applying for appropriate referencing with Right to Rent Checks and ensuring we have full detailed applications from prospective Tenants. | ✓ | ✓ | ✓ | ✓ |
| ★ Negotiating the tenancy and prepare the relevant agreement between the Landlord and Tenant. | ✓ | ✓ | ✓ | ✓ |
| ★ Prepare the Tenancy Agreement & legal paperwork required to enter into a tenancy.* | ✓ | ✓ | ✓ | ✓ |
| ★ Instructing the preparation of an independent inventory if the Landlord requires one.* | ✓ | ✓ | ✓ | ✓ |
| ★ Arrange for the rent and deposits to be collected prior to the commencement of the tenancy. | ✓ | ✓ | ✓ | ✓ |
| ★ Register the deposit with The Deposit Protection Service (DPS) | ✓ | ✓ | ✓ | ✓ |
| ★ At the start of the tenancy we will do a handover to the Tenants, where keys will be released, and a Tenants handbook will be given and we will ensure that all relevant documents are signed and Tenants are settled. | ✓ | ✓ | ✓ | ✓ |
| ★ Inform utility suppliers | ✓ | ✓ | ✓ | ✓ |
| ★ As a Landlord you will receive monthly statements showing rent paid, minus fees and any outgoings against the property. Please note PURE will aim to pay away the rents within 10 working days following clearance of funds through our client account. | ☐ | ✓ | ✓ | ✓ |
| ★ Handle all incoming payments from Tenants to ensure the rents are on time and should we need to chase the rent PURE will handle the full process | ☐ | ✓ | ✓ | ✓ |
| ★ PURE will be responsible for arranging all certificates needed for you as a Landlord to be completely compliant with all regulations. | ☐ | ✓ | ✓ | ✓ |
| ★ PURE will carry out an initial inspection around 4-6 weeks after the Tenants have moved into the property. After that we will schedule quarterly inspections of your property to ensure the Tenant feels looked after and the property is being regularly checked for your peace of mind.* | ☐ | ✓ | ✓ | ✓ |
| ★ PURE will handle any maintenance and repairs as and when needed, and pay invoices from rents, while keeping you informed at all times. | ☐ | ✓ | ✓ | ✓ |
| ★ End of tenancy/renewals - If the tenancy is to be extended to the existing Tenants for a further fixed term or on a periodic basis, or if a Section 21 Notice served to regain possession. PURE will handle the administration and paperwork on behalf of you. | ☐ | ✓ | ✓ | ✓ |
| ★ PURE will endeavour to negotiate between the Tenant and Landlord at the end of the tenancy, in case any deductions are to be made from the deposit. If neither parties can agree on the deductions, PURE will handle the dispute process with the DPS.* | ☐ | ✓ | ✓ | ✓ |
| ★ Rent Guarantee Insurance LEVEL 2* | ☐ | ☐ | ✓ | ✓ |
| ★ 10 PURE Professional Hours worth £600.00 | ☐ | ☐ | ✓ | ✓ |
| ★ Professional Property Clean at the start of the tenancy. | ☐ | ☐ | ✓ | ✓ |
| ★ PURE Platinum Level - Included in this extra cover are the following: | ☐ | ☐ | ☐ | ✓ |
| ★ Rent Guarantee Insurance LEVEL 3* | ☐ | ☐ | ☐ | ✓ |
| ★ Gas Safety Certificate every year (GSC) | ☐ | ☐ | ☐ | ✓ |
| ★ Portable Appliance Test (PAT) as needed | ☐ | ☐ | ☐ | ✓ |
| ★ Landlord Electrical Certificate when required | ☐ | ☐ | ☐ | ✓ |
| ★ Mains powered smoke alarms at the start of the management | ☐ | ☐ | ☐ | ✓ |
| ★ 10 Extra PURE Professional Hours (Equating to 20 PURE hours, worth £1,200) | ☐ | ☐ | ☐ | ✓ |
| ★ Full professional clean at the commencement of each tenancy | ☐ | ☐ | ☐ | ✓ |
| ★ 5 free call out's per year, for any maintenance issues (labour & parts will be charged accordingly) | ☐ | ☐ | ☐ | ✓ |
| ★ Priority level for all maintenance issues. | ☐ | ☐ | ☐ | ✓ |
| ★ Manage the property throughout VOID periods. This includes regular visits if the property is vacant. | ☐ | ☐ | ☐ | ✓ |
| ★ Key box located at property. | ☐ | ☐ | ☐ | ✓ |