



Property to let?

We can help

Thirteen can let and manage your property within the Tees Valley. But why choose us?

Thirteen manages almost 34,000 rented homes across the North East, making us one of the biggest landlords in the country.

We have built an excellent reputation and are experts in letting, managing and maintaining properties. We now want to share our know-how with private landlords.

We can take on the management of your rental property and help you to:

- maximise your profits
- free-up your time to help you develop your business
- take the hassle out of managing your rental properties
- help keep your tenants living in your property for longer.

We have our own repairs and maintenance staff, giving us quick access to qualified, expert tradespeople. You can tap into our extensive knowledge and experience in the housing market.

thirteen

Managing and building homes

Service costs

There are no hidden costs for you or your tenant and we include the property inventory and bond registration in our costs. Our main service costs include:

1. Tenant find: £180 inc VAT

- Advertise the property on Rightmove, Thirteen website and social media
- Carry out the application process: obtain references, credit checks and affordability assessments
- Conduct viewings
- Collect deposit/rent payment
- Prepare tenancy agreement and inventory.

2. Tenant find and sign-up: £240 inc VAT

As above plus:

- Carry out the sign-up at the property
- Go through the inventory with the new tenant
- Set up appropriate payment method (recommend direct debit)
- Hand over keys.

3. Full housing management service: 12% of the rental value plus the £240 (inc VAT) tenant find and sign-up fee (if required)

All of the above if required, plus:

- Property inspection every six months
- Deal with rent arrears
- Deposit paid into the Deposit Protection Scheme
- Arrange for all emergency repairs – we operate a 24/7 call-out service

- Contact you for approval for all other repairs
- Be the point of contact for your tenant to answer queries or complaints
- Ensure all tenancy agreements are renewed where applicable
- Final property inspection when your tenant leaves.

Additional services which need to be carried out as a legal requirement include:

- Gas safety check with certificate
- Electrical safety check with certificate
- Energy Performance Certificate.

Please note: before accepting properties, we carry out an inspection to give you a rental cost and to determine if safety regulations are being met. This pre-inspection is charged separately at £40 and will be deducted from the overall cost if you choose one of our services.

All prices correct at time of going to press.

Contact us

For more details, scan the QR code with your smartphone and complete the online form.

Alternatively, you can get more details from:

- www.thirteengroup.co.uk/PrivateLandlords
- 01642 947 860
- marketfacingteam@thirteengroup.co.uk

