



TENANT FIND PACKAGE. £450+VAT

We will endeavour to get tenants to sign a year's lease where possible. Our fee is deducted from your first months rent, only on the provision we find tenants for you. No tenant, no fee...



THE PACKAGE INCLUDES

Marketing

Viewings

Tenant selection & referencing

Tenant rent guarantee

Lease & all legal documentation

1st months rent collection

Deposit collection

Safety advice

Transferring utility bills and Council Tax details at the start of the new tenancy

MARKETING

On-line advertising – our own website mcleanforth.com, Lettingweb.com, assertahome.com & many other national websites.

SMS & Email – prospective tenants can sign up for text messages & emails alerting them to new properties

To Let' board

In-house property list

FEEDBACK

Mrs J Sparks

This was our first letting experience as landlords, and you have made it a very positive and enjoyable experience. We have always found your company to be efficient, helpful and responsive to our requests which means we've always felt that we were in safe hands. Thank you for the tremendous service !

Nigel Rickard

'We have engaged the services of McLean Forth for the last nine years and in all that time we have felt re-assured that our family home was in good hands. Their staff are always friendly and efficient and any problems which crop up occasionally are dealt with quickly and efficiently. I would happily recommend them to anyone thinking of letting out their property for peace of mind and a reliable service'

TENANT SELECTION & REFERENCING

An independent referencing agency is used to check potential tenants credit, employment & financial history. Some tenants (e.g. students) will also be asked to provide a parental guarantor. You tell us how involved in tenant selection decision-making you'd like to be.

LEASE & ALL LEGAL DOCUMENTATION

A Short Assured Tenancy Agreement, AT5 and Statutory Notice are drawn up for your tenants.

1ST MONTHS RENT COLLECTION

We collect rental funds from your tenants and this is paid directly into your nominated bank account.

DEPOSIT COLLECTION

Tenants are asked for a deposit (the equivalent to the monthly rent + £150), which will be transferred to you along with the first months rent.

INVENTORY

McLean Forth works alongside Pinstripe Inventories who are an APIP accredited inventory agency. Pinstripe will prepare a detailed inventory using the most sophisticated inventory software, so as to ensure to minimise the chance of a dispute over damage at the end of the tenancy. (Additional Cost)

SAFETY

Various legislation exists in the private rented sector to protect both landlord & tenant. We can guide you through your legal obligations and responsibilities such as Gas safety Checks.

FINALISING & TRANSFERRING UTILITY BILLS AND COUNCIL TAX DETAILS

Meter readings for gas & electricity are recorded at check-in. We contact the relevant utility companies and transfer the bills to the tenants. This means unpaid bills will not become your responsibility.