

propertyisourbusiness



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**Why bookaroom.ie should manage your property?**

Authorised by the Property Services Regulatory Authority. Licence number 001852.

Dedicated Accounts Department who monitor your tenant's rent and process your payments online on the 1st of every month. Close monitoring of tenant payments and thorough late payment followup procedure.

Our team have a combined experience of up to 70 years and they know pretty much everything about renting and property management.

Our fees are 100% tax deductible.

Established since 1997 we have excellent corporate relationships with Government bodies such as the IDA and Industry in Waterford, therefore attracting an excellent profile of tenant.

We have a team of competent contractors who are trusted and insured.

**The Letting Service - To secure a tenant for your property we will;**

Advertise your property on bookaroom.ie website and daft.ie.

Place window advert.

View the property with prospective tenants.

Secure tenant. Reference checks, copy ID and verify, assess prospect for suitability. The match is everything and we go beyond approval based on references. We are absolutely committed to securing tenants who will pay on time and take care of our clients property.

Signed Letting Agreement.

Secure one month's rent and one month's deposit in advance.

Transfer of utility accounts into the tenants name.

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**A) Management Service**

Monitoring of timely payments by tenants and transfer to client account 1st of every month. Detailed statement of account emailed to Landlord.

Strict management of late payments and follow up procedure in the event tenant defaults on rent.

Co-ordination of maintenance and repairs with client approval.

Detailed inspection during tenancy and at the end of lease. Copy inspection report emailed to client.

Register with PRTB once let.

Fee: Finders fee of 60% of the first month's rent and 10% of the monthly rent thereafter. Fees are subject to V.A.T @23%.

**B) Let Only Service**

One month's rent. Subject to V.A.T.

**Feature Services**

**Contract Renewal**

Renewal of lease at the end of tenancy is charged at €100 plus V.A.T.

**Cleaning**

We can arrange cleaning of your property in advance to viewings to ensure the property is well presented and creates the best first impression.

**Refurbishments and Property Improvements**

We have an In House Design team who would be delighted to assess your property, make recommendations and co-ordinate. This can range from a simple paint to full refurbishment or fit out service.

**Sales**

Our experience in Renting and Managing Property means that we understand what people need when looking for a new home or Investment property. We would love to talk to you if you are considering selling your property.

**Landlord Check List - 10 Checks**

- BER rating.
- Annual Gas Boiler service.
- Fire Safety equipment to include fire blanket and extinguisher.
- All smoke and heat detectors fully functional.
- Carbon monoxide detectors.
- Clean and ready to view.
- Property insurance.
- All appliances in good working order.
- Three sets of keys. (one for office and two for tenants)
- Provision for garden maintenance. Supply of lawnmower or grass cutting arranged for tenant.