

## **LETTINGS SERVICE**

Vision Property have a dedicated rentals department with experienced staff.

We are proud of the tenants we find for our landlords and only accept tenants after stringent reference checks have been carried out. Our unrivalled fees and professional approach include the following:

Free valuation by one of our experts with extensive knowledge and experience of the local market conditions.

An efficient listing process meaning your property will be advertised online within a very short timeframe.

Advertising across three websites – our own dedicated site as well as listings on the industry leading Propertynews.com and Propertypal.com.

A 'To Let' board at the property.

We can arrange an Energy Performance Certificate (EPC).

An extensive mailing list which is emailed weekly to potential tenants.

Key accompanied viewings.

Saturday morning viewings by appointment only.

Thorough reference checks are carried out and the landlord is given the final decision on the choice of tenant.

Arrangement of signed tenancy agreement, collection of deposit and first month's rent.

No upfront fees and no hidden costs.

We charge a marketing fee should you instruct us to withdraw the property from the market.

We don't charge prospective tenants a fee for processing their application. This results in more applications for your property and a broader choice of applicants.

We charge a administration fee should you instruct us to close a rental account.

# FIXED FEE LETS

NO UPFRONT FEES

**VISION**  
PROPERTY



[WWW.VISIONPROPERTYAGENTS.CO.UK](http://WWW.VISIONPROPERTYAGENTS.CO.UK)

# LETTINGS MANAGEMENT SERVICE

Vision Property offer the reassurance of a professional management service and our experienced staff are on hand to protect your interests and offer clear advice and guidance. Our thorough package includes the following:

Collection of the rental income each month.

Rent less our management fee is transferred into your designated bank account by BACs online payment.

Protection of the tenant's deposit in a suitable Deposit Protection Scheme – a legal requirement for any new tenancy.

Provision of a photographic inventory when your tenant moves into the property.

Inspections carried out during the tenancy and any issues or feedback reported to the landlord.

A 24 hour contact number for tenants to report any maintenance issues.

Maintenance issues are dealt with swiftly and professionally and only after authorisation from the landlord.

A facilities management company with team of proven professional contractors are employed to rectify any reported maintenance issues. Costs are agreed in advance with landlord and deducted from the monthly rental payment as appropriate.

Check out service at end of tenancy to include inspection and repayment of deposit to tenant and/or negotiation of any deductions that may be deemed necessary.

If the current tenant chooses to remain in the property at the end of the initial tenancy, and the landlord is in agreement, we will put a new contract in place with no additional charge.

Keys of property returned to the landlord at the end of the tenancy or immediate remarketing to find a new tenant if instructed to do so.

A tailored and competitive monthly fee.

# **FROM BELFAST & BEYOND**

**WE'VE FOCUSED OUR  
VISION ON FIXED FEES**

**VISION**  
PROPERTY



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# GUIDANCE FOR LANDLORDS

A general guidance leaflet for landlords covering many of the essential items that you should be aware of before letting your property:

## EPC - ENERGY PERFORMANCE CERTIFICATE

It is a legal requirement that any property advertised 'To Let' must have a valid EPC. Failure to comply may incur a penalty of £200. Vision Property provide an EPC free of charge.

[www.nidirect.gov.uk](http://www.nidirect.gov.uk)

## GAS SAFETY CERTIFICATE

This must be issued yearly by a Gas Safe registered engineer and is required to cover the gas boiler and any other gas appliances. We can arrange this annually as part of our property management service.

[www.hseni.gov.uk](http://www.hseni.gov.uk)

## FIRE SAFETY

All rented properties must have at least one working smoke alarm on each floor.

[www.nidirect.gov.uk](http://www.nidirect.gov.uk)

## FURNISHINGS

Since January 1997 all upholstered and soft furnishings in rented properties must adhere to fire resistance requirements.

[www.nihe.gov.uk](http://www.nihe.gov.uk)

## ELECTRICS

It is recommended that a qualified electrician visits the property at least once every five years to carry out a full inspection.

[www.nidirect.gov.uk](http://www.nidirect.gov.uk)

## CARBON MONOXIDE ALARMS

We recommend a carbon monoxide alarm is fitted to the property where any gas appliances or open coal fires are present.

[www.hseni.gov.uk](http://www.hseni.gov.uk)

## CERTIFICATE OF FITNESS

All properties advertised 'To Let' that were built before 1945 require a 'Certificate of Fitness'.

[www.belfastcity.gov.uk](http://www.belfastcity.gov.uk)

## TENANCY DEPOSIT SCHEME

Since 1st April 2013 all tenancy deposits have been required to be protected in a government approved scheme.

[www.nidirect.gov.uk](http://www.nidirect.gov.uk)

## LANDLORD REGISTRATION

Since 25th February 2015 all landlords are required to register as a private landlord and provide personal details online.

[www.nidirect.gov.uk](http://www.nidirect.gov.uk)

# **WE HAVE A CLEAR VISION**

**WITH TRANSPARENCY IN  
OUR FEES AND SERVICE**

NO UPFRONT FEES

**VISION**  
PROPERTY



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