



RENT GUARANTEE SCHEME PACK

This pack will introduce you to the benefits of having your property on this scheme. It will also give you a check list to follow to make sure your property is in line with the rental standards required for this scheme. The property information sheet needs to be filled and required documents emailed or posted with this pack to the office should you wish to proceed with signing up to the scheme.

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ESTATE brothers



Unit 1 390-392 High Road Ilford IG1 1BF

www.estatebrothers.co.uk

info@estatebrothers.co.uk

0800 689 0543



BENEFITS OF THE RENT GUARANTEE SCHEME

✓ Rent Guarantee	Fed up of chasing for your rightful monthly rental? We guarantee your rent, so you don't have to worry whether your mortgage will be covered this month or not and payments are automated for the same date each month.
✓ Malicious Damage Cover	It's costly to refurbish a property, and it's unfair on any landlord should they have to fork out on repairs which are not their liability. Our leases offer you full malicious damage cover, simply.
✓ Full Eviction Cover	Anyone who has been through the unfortunate experience of an eviction knows its costly and timely. Should the need arise we give you full eviction cover with no cost or headache bared by you as the landlord.
✓ No Void Periods	As long as the property remains habitable your rent will be paid whether the property is occupied or not for the duration of the lease. No more worrying about tenants leaving on short notice or waiting for tenant viewings and referencing to pass.
✓ Exemption from Landlord Licensing	With so many costs to landlords and the changes within the taxation, the landlord is constantly having to dig into their pockets. Our scheme gives you the benefit from having exemption from Landlord Licensing. * Please note exemption is not for all boroughs and properties, you will be advised accordingly upon application. *
✓ Save Furnishing Costs	We can take the property unfurnished, all you need to provide are the white goods such as cooker, oven, fridge freezer and washing machine. We work with wholesales meaning should you require furniture, it will be available for same day delivery at discounted prices for Estate Brothers customers.
✓ Flexible 1 to 5 Years Leases	You are free to choose from one to five years lease term. Lease terms can be extended and renewed free of charge. Regardless of the length of lease the notice period remains three months in written.
✓ No Monthly Fees or Commission to Pay	How can you refuse something that's FREE? Your property will be fully managed, with peace of mind that your rent is guaranteed, inspections are taken care of, so you have more time to focus on yourself, family and friends. Not having the worry back deposit disputes and malicious damages.

LANDLORD COMPLIANCE GUIDE

Estate Brothers has put together an easy to follow, simple compliance check list. The sooner the below are ticked off the sooner your rent can start. But don't worry if you get stuck, and can't tick everything, our experts are at hand.

PROPERTY COMPLIANCES

- Entire property is in a good decorative condition.
- There is a hardwired interconnected smoke alarm on each floor.
- There is a hardwired interconnected heat alarm in the kitchen.
- The kitchen has a fire door with self-closer and fire strips.
- The kitchen has a fire blanket.
- The property has a CO2 alarm attached to the wall near any fuel-burning appliance.
- The kitchen and bathroom must have an IP rated enclosed light fittings.
- Each habitable room must have its own entrance, natural light and natural ventilation.
- Each habitable room must have at least two power sockets.
- All windows on the first floor and above must be fitted with restrictors.
- The bathtub must have a shower rail with curtain or shower screen.
- Banister rails must not have any missing spindles that can compromise child safety.
- Electrical sockets should not be on the skirting boards.
- The front and rear garden need to be trimmed and weeded.
- The property must be free from any dangerous trip hazards.
- Ensure any unused gas supply is safely capped.
- Ensure there are internal locks in the bathrooms and toilets.
- Clear any blocked gutters, drains or pipes.
- Clear any building waste or rubbish from the property, front or rear garden.
- Property must have clearly visible door number and working door bell.
- Keys for all windows, letter boxes and communal entrances must be provided.
- Box or cover all pipe works, especially hot water pipes.

IMPORTANT DOCUMENTS

- Energy Performance Certificate, with a minimum D rating.
- Gas Safety Certificate, pass with no recommendations.
- Electrical Certificate, pass with no recommendations and C1s.
- Fire Risk Assessment, applicable for flats with communal areas only.
- Three full sets of keys for the property, including window, post box, shed and security keys where applicable.
- Building Insurance, a copy of your building insurance cover.

PROPERTY INFORMATION SHEET

PROPERTY ADDRESS				BOROUGH			
BEDROOMS		RECEPTIONS		BATHROOMS		KITCHENS	
WATER SUPPLIER				WATER METER LOCATION			
GAS SUPPLIER				GAS METER LOCATION			
ELECTRIC SUPPLIER				ELECTRIC METER LOCATION			
HEMOCARE COVER		PRODUCT WARRANTIES		PRODUCT GUARANTIES			
LANDLORDS NAME							
LANDLORDS ADDRESS							
LANDLORDS CONTACT NUMBER				LANDLORDS EMAIL ADDRESS			
ACCOUNT HOLDER		ACCOUNT NUMBER		SORT CODE			
EPC				EXPIRY DATE			
GAS CERTIFICATE				EXPIRY DATE			
ELECTRIC CERTIFICATE				EXPIRY DATE			
FIRE RISK ASSESSMENT				EXPIRY DATE			
BUILDING INSURANCE				EXPIRY DATE			
DOCUMENTS TO SUBMIT	<input type="checkbox"/> LANDLORD PHOTO ID	<input type="checkbox"/> PROOF OF ADDRESS	<input type="checkbox"/> PROOF OF OWNER				
	<input type="checkbox"/> EPC	<input type="checkbox"/> GAS CERTIFICATION	<input type="checkbox"/> ELECTRIC CERTIFICATION				
	<input type="checkbox"/> 3 FULL SETS OF KEYS						