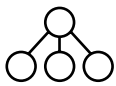


# Full Management Service



Here's a breakdown of our Full Management Service, covering everything you'll need to ensure your property is successfully let and managed.

## Marketing



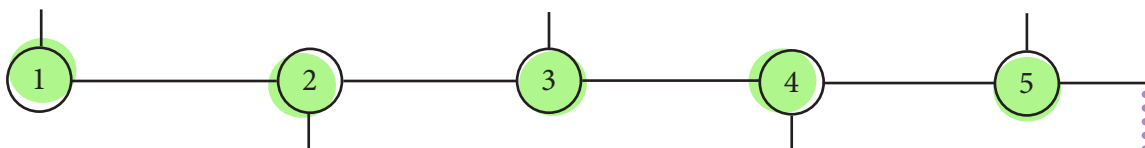
Rent valuation and marketing advice, including advice on improvements and furnishings.



Unlimited viewings, including evening and Saturday appointments to suit busy tenants.



Tenant credit checking and referencing to ensure we select the right tenant, following your approval.



Advertising on all major marketing portals so we'll find good tenants quickly.



EPC, HMO, Landlord registration & Non-resident landlord advice\*



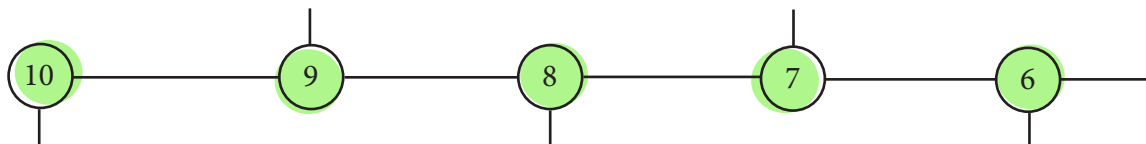
## Move in



Tenancy preparation and signing\*



Notification to council tax and utility advice.



Payment of Deposit to Tenancy Deposit Scheme\*



Safety certificates and installations fulfilled to make sure your property is safe for your tenants\*



Detailed photographic & written inventory to be used as evidence when dealing with deposit claims.



## Management



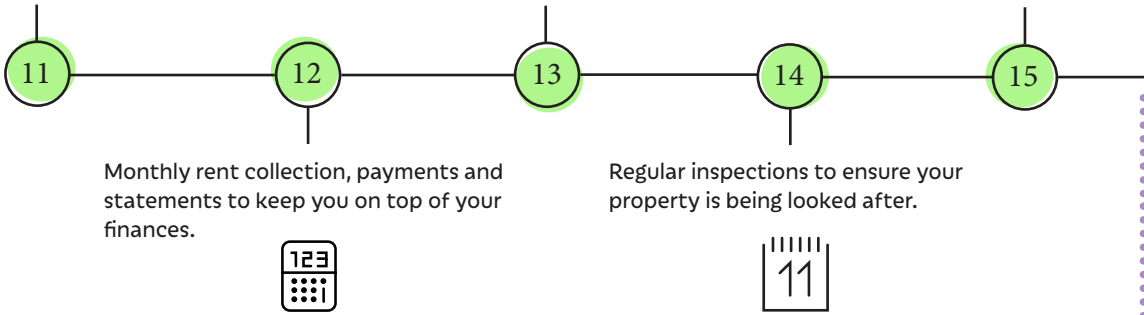
Dedicated property manager so you have one point of contact who knows you and your property inside out.



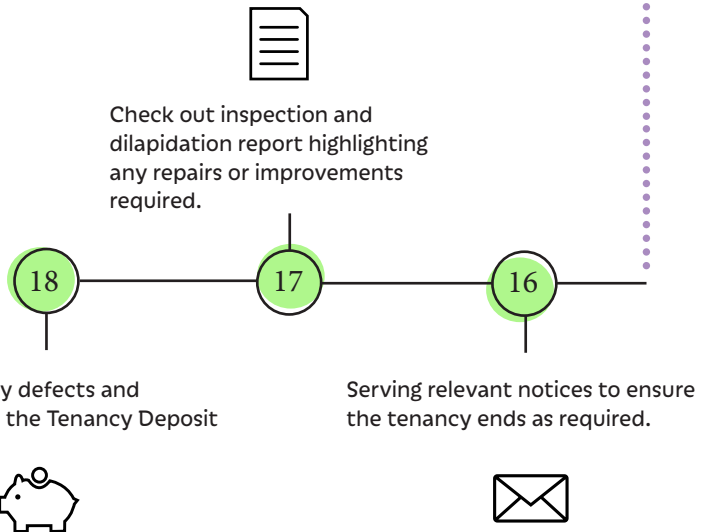
Management of any maintenance issues, keeping you informed throughout.



Rent reviews & tenancy renewals to ensure your return is maximised.



## Move Out



\*more info in appendix









## RELAX!

Getting help from Umega Lettings means you can sit back and enjoy the benefits. If you want to find out more why not pop in to see us or give us a call?

0131 221 0888  
info@umega.co.uk

### To get started we require the following:

-  Signed Umega Lettings Terms and Conditions (online signature)
-  Your landlord registration number (you must do this)
-  Property Energy Performance Certificate (we can do this for you)
-  Keys provided to us (1 set per bedroom + 2 sets for us to hold)
-  Viewing Arrangements made with us
-  Appointment arranged for us to take photos and a description