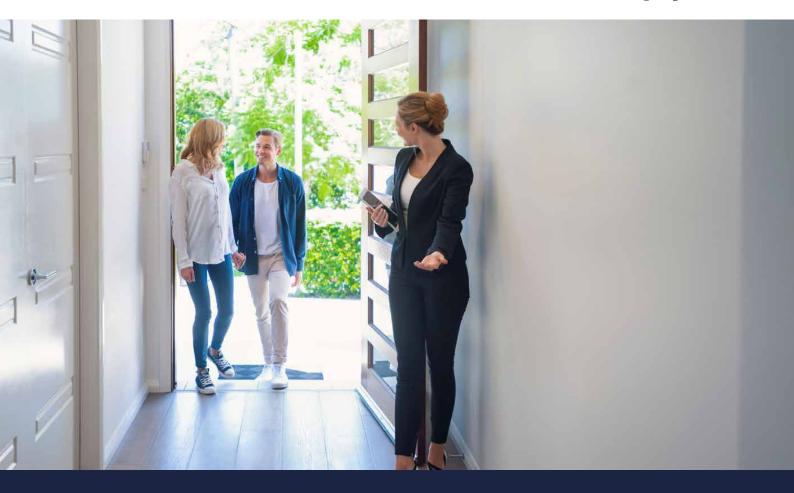
# **Morrison Estates**

Dublin's Residential Lettings Specialists.



# Letting Service & Full Management

Whats Included?

www.morrisonestates.ie PSRA License No. 004334



Dublin's Residential Lettings Specialists.

# Whats included in your Letting Service?

Morrison Estates Property Management brings peace of mind for landlords

## Standard Letting Service:

 $Ideal\ for\ landlords\ with\ the\ time\ and\ expertise\ to\ manage\ their\ own\ maintenance\ queries.$ 

Includes:

A bespoke marketing strategy

Premium online listings

Accompanied professional viewings

Negotiating terms and offers

Tenant referencing and confirming references with employers and previous landlord

Pre-tenancy documentation

Digital lease signing for landlord and tenant through DocuSign

Utility changeovers

PRTB registration (€90)

Safety smoke and carbon monoxide alarm compliance checks

Rent reviews negotiations and arranging further fixed terms\*\*

Tenancy check out\*\*

\*\* Additional charges are applicable for this service

### Full Management:

A comprehensive lettings and full property management service for complete peace of mind and in compliance with all legislation. Includes everything listed above in the Letting service plus the following upgrades:

·Photo inventory report on property prepared at tenancy start

·Regular inspections with full photographic property report

 $\cdot Rent\ collection\ and\ accounting, prepared\ statements\ and\ arrears\ management$ 

·Landlord online portal

 $\cdot$ Enhanced landlord online portal

·Dedicated Property Manager and access to specialist advice

 $\cdot$ 24-hour repair support through our exclusive Report a Repair software that also shows tenants how to do minor fixes and repairs such as changing lightbulbs so that tenants can access repair reporting 24/7 in over 40 languages

 $\cdot Management\ of\ routine\ repairs\ and\ maintenance$ 

·Access to fully qualified, insured and vetted contractor panel

·Payment of property related invoices on your behalf

·Property refurbishment advice and arrangement\*\*

·Manage annual and periodic safety inspections

·Mid-term property visit

·Arranging Rent reviews negotiations and arranging further fixed terms

·Tenancy check out at end of tenancy

·Negotiation regarding claims on the tenant's deposit (if any)

·Liaison and processing of deposit dispute resolutions through RTB (if any)

\*\* Additional charges are applicable for this service

Management Fees are deducted on a monthly basis from rent collected.

