

Morrison Estates

LANDLORDS GUIDE TO LETTING

Better Landlords. Better Tenants. Better Tenancy.

OPENING DOORS TO A BETTER MOVE.



PROPERTY LETTINGS | PROFESSIONAL MANAGEMENT | CORPORATE RELOCATION

A better way to let your property

An experienced local team. A considered approach to tenant selection. Professional management that supports both landlords and tenants.

Your property deserves more

At Morrison Estates, we believe successful lettings are built on more than finding a tenant. They depend on sound advice, careful preparation, clear communication and consistent care throughout the tenancy.

We are an independent South Dublin agency established in 2002, providing residential lettings, property management, valuations and corporate relocation services.



OUR PHILOSOPHY

**Better Landlords.
Better Tenants.**

Better Tenancy.

A professional approach benefits everyone: landlords receive structured oversight of their investment, while tenants have a reliable point of contact and a better-supported home.

Why we focus on managed lettings

Morrison Estates has chosen to focus on professionally managed tenancies. By staying involved beyond the move-in date, we can coordinate maintenance, monitor tenancy administration and help resolve issues consistently rather than leaving each party to manage matters alone.

The letting journey

A clear, structured process designed to attract suitable applicants and establish the tenancy correctly from the outset.

01 Advice & appraisal

Rental appraisal, property presentation and recommendations before marketing.

02 Prepare & present

Photography, advertising materials, property readiness and required documentation.

03 Market with purpose

Exposure through leading property portals, our website and relevant corporate contacts.

04 Select with care

Viewings, applications, references and appropriate tenant checks.

05 Set up correctly

Tenancy documents, move-in arrangements, rent and deposit administration.

06 Manage & support

Ongoing rent administration, maintenance coordination, inspections and tenancy care.

A strong tenancy starts with careful preparation.

Our aim is to make the process professional, transparent and straightforward for both parties.

Care beyond the keys

We remain involved throughout the tenancy, combining personal service with established systems and dependable processes.

01 24/7 maintenance reporting

Tenants can log maintenance issues online at any time through Fixflo, with multilingual reporting options.

02 Rent collection & statements

Monitoring rental payments, landlord transfers and clear financial records.

03 Inspections & property care

Scheduled inspections and follow-up recommendations to support property condition.

04 Maintenance coordination

Logging requests, arranging approved contractors and tracking works and updates.

05 Tenancy administration

Documentation, tenancy communications, RTB registration support and ongoing compliance oversight.

06 Landlord guidance

Practical advice on rent reviews, property improvements and long-term asset care.

Technology supported. Personally delivered.

Our team oversees the service, while digital reporting and landlord information tools help keep everyone informed. Emergency response and contractor availability depend on the circumstances.

Compliance. Clarity. Confidence.

Letting a property involves important legal, financial and practical responsibilities. Our team helps landlords navigate the process.

- **Rental standards**

Review the condition, safety and suitability of the property before it is offered to let.

- **BER & documentation**

Prepare relevant energy rating information and tenancy documentation.

- **RTB & tenancy obligations**

Coordinate registration and applicable renewals, notices and tenancy records.

- **Rent reviews**

Consider applicable rules, notice requirements and permitted review processes.

- **Non-resident landlords**

Support administration and signpost applicable Revenue withholding and filing requirements.

- **Deposits & end of tenancy**

Maintain clear records, inventories where appropriate and documented end-of-tenancy processes.

A note on legislation

Rental law and tax rules can change. This guide is general information, not legal or tax advice. Specific obligations should be checked against current RTB, Revenue and other official guidance before action is taken.

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OPENING DOORS TO A BETTER MOVE



THE MORRISON ESTATES DIFFERENCE

A better move starts with better advice.

Morrison Estates

Whether you are letting a property for the first time, reviewing an existing investment or seeking a more proactive management service, our team would welcome the opportunity to discuss your plans.

LET US LOOK AFTER YOUR INVESTMENT.

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