

Letting Service vs Management Service

Two professional options for landlords - choose our Letting Service if you want us to find and set up the right tenant, or our Management Service if you prefer us to look after the tenancy on an ongoing basis.

Letting Service

WE FIND & SET UP THE TENANT

Ideal for landlords who want Morrison Estates to handle the marketing and tenancy set-up, but prefer to manage the property themselves after move-in.

INCLUDES

- ✓ Professional marketing and property presentation
- ✓ Advertising across major property portals
- ✓ Enquiry handling, viewings and applicant management
- ✓ Tenant referencing and selection
- ✓ Preparation and signing of tenancy agreement
- ✓ Initial RTB registration
- ✓ Utility changeovers for the new tenancy
- ✓ Key handover and move-in support

Management Service

ONGOING, HANDS-OFF TENANCY CARE

Includes the full Letting Service plus day-to-day management, rent administration, property care and ongoing tenancy support.

INCLUDES

- ✓ Everything included in our Letting Service
- ✓ Rent collection and monthly landlord accounting
- ✓ 24/7 tenancy care and maintenance reporting in 42 languages
- ✓ Regular property inspections with reports and photographs
- ✓ Coordination of repairs and trusted contractors
- ✓ Annual RTB renewals and tenancy administration
- ✓ Rent reviews and ongoing compliance support
- ✓ Coordination of property upgrades and refurbishment
- ✓ Dedicated management contact for landlord and tenant
- ✓ End-of-tenancy coordination and re-letting support

The key difference?

With the Letting Service, we find and set up the tenant and you manage the tenancy thereafter. With Management, Morrison Estates remains involved throughout the tenancy - collecting rent, coordinating maintenance, carrying out inspections and supporting ongoing compliance.