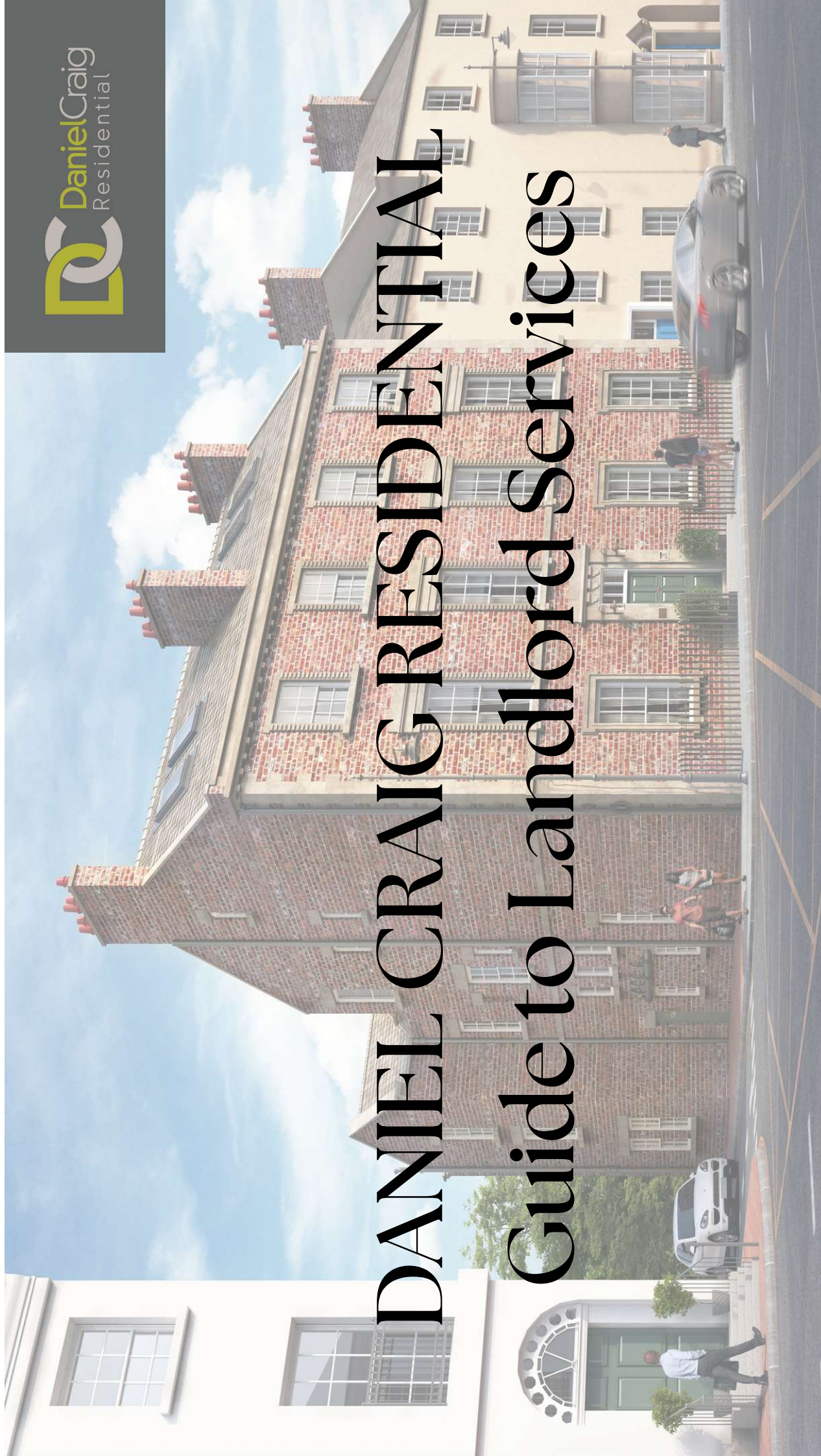


# DANIEL CRAIG RESIDENTIAL

## Guide to Landlord Services





Daniel Craig Residential, founded in 2012, is a hybrid agency focused on providing an efficient alternative to the traditional and online agencies across the market today. We cover all aspects of lettings, sales and property management.



Originally managing his own family portfolio (of over 300 properties) Daniel has endeavoured to create an ethos within the company to provide a more landlord focused solution to property management, where every property we manage is treated like one of our own.



Operating across the North East of England, the company has recently moved into a large office space in Team Valley, Gateshead, consolidating our high street offices into one central space. This move was conducted to ensure maximum productivity and also keep our costs to landlords as low as possible by moving off the high streets.



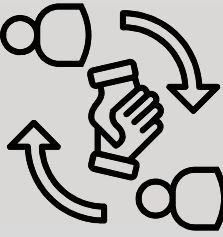
Daniel Craig Residential also work with investors, both aspiring and experienced to help develop profitable property businesses.





## Our Services

- Lead Referral
- Tenant Find
- Full Management

|                 |                                                                                     |                                                                                                                             |
|-----------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Lead Referral   |    | Fixed Upfront<br>Advertising Fee<br>£175 + VAT                                                                              |
| Tenant Find     |    | 50% of first month's rent + VAT<br>(subject to a minimum fee of<br>£400 + VAT)                                              |
| Full Management |  | 10% of monthly rent + VAT<br>(subject to minimum of £50 +<br>VAT)<br>Let Fee for new tenancies at<br>above tenant find rate |

# 1. LEAD REFERRAL

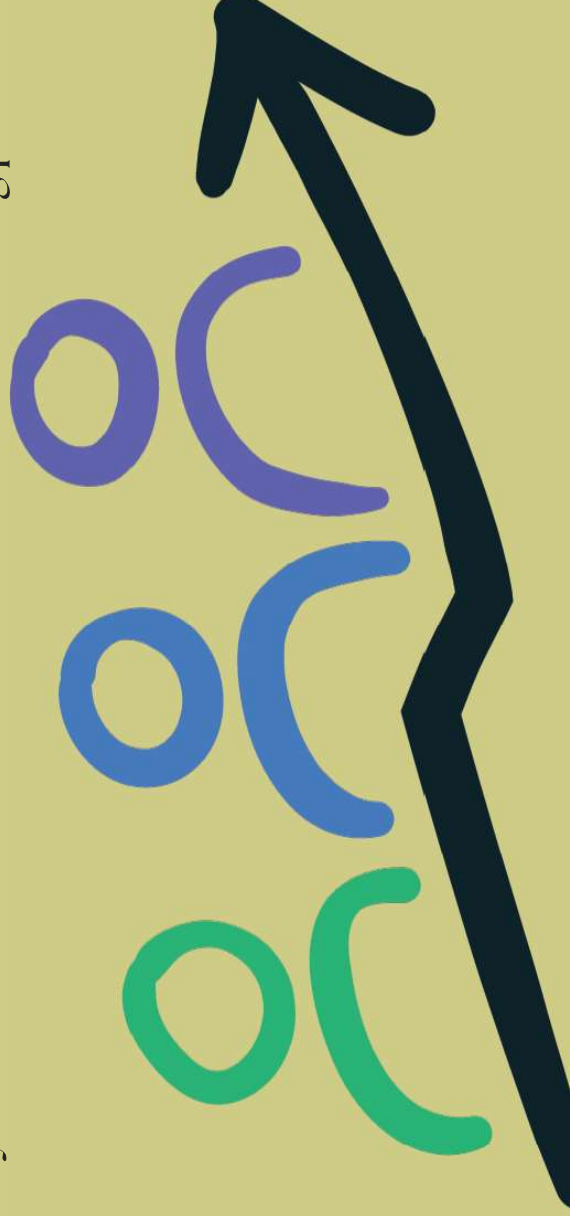
Lead referral is an entry level service we offer for landlords, who wish to carry out viewings on their own properties, as well as taking on the referencing of their prospective tenants.

You would benefit from the advertising on our website and relevant property portals such as Rightmove and Zoopla. Marketing photos must be provided by the landlord.

It is the landlord's responsibility to ensure DCR are provided with the EPC certificate of the property.

Once a tenant enquiry is received, we will liaise with the landlord to schedule the viewings.

DCR do not carry out any referencing or vetting of their tenants. Once the property has been let, the landlord should notify DCR so that it can be removed from our advertising portals.



Fixed upfront  
advertising fee  
£175 + VAT

Fixed upfront  
advertising fee  
£175 + VAT

## 2. TENANT FIND

This service provides the advertisement services of the lead referral package, but DCR will also carry out all of the time-consuming aspects associated with renting a property.

At DCR, we endeavour to advertise your property to the highest of standards and find tenants best suited to your property.

Our tenant find service is 'no let, no fee.'

Our Property Manager, Robbie Griffin, and our experienced Lettings Negotiators, Hannah Jackson and Kat Gibson will keep landlords informed throughout the entire process.

50% of first month's rent + VAT (subject to a minimum fee of £400 + VAT)

| Service                                         | Tenant Find |
|-------------------------------------------------|-------------|
| Advertising (DCR website, Rightmove and Zoopla) | ✓           |
| Marketing photos                                | ✓           |
| Screening Enquiries                             | ✓           |
| Scheduling Viewings                             | ✓           |
| Accompanied Viewings                            | ✓           |
| Overseeing application process                  | ✓           |
| Credit checks                                   | ✓           |
| Right to Rent Checks                            | ✓           |
| Full referencing                                | ✓           |
| Preparation and Signing of Tenancy              | ✓           |

### 3. FULLY MANAGED

This service is for landlords who wish to have hands off investment. The fully managed service includes everything in the lead referral and tenant find package with added bonuses shown in the table to the left.

Our Maintenance Manager, Karen Wildsmith, will ensure your property is looked after and that you are updated along the way with any necessary repairs or reported maintenance issues from tenants. We have a longstanding, large bank of trusted contractors who have worked with DCR for many years. This means we are able to offer the most competitive prices for any works needed.

You will be able to see detailed reports of your property throughout tenancies with our inventory reports, periodic inspections and checkout inspections, all included in the fully managed price.

10% of monthly rent + VAT (subject to minimum of £50 + VAT)

| Service                                                 | Fully Managed |
|---------------------------------------------------------|---------------|
| Advertising (DCR website, Rightmove and Zoopla)         | ✓             |
| Marketing photos                                        | ✓             |
| Screening enquiries                                     | ✓             |
| Scheduling viewings                                     | ✓             |
| Accompanied Viewings                                    | ✓             |
| Overseeing application process                          | ✓             |
| Credit checks on prospective tenants                    | ✓             |
| Right to rent checks on prospective tenants             | ✓             |
| Full referencing                                        | ✓             |
| Preparation and Signing of Tenancy                      | ✓             |
| Distribute tenant and landlord pack                     | ✓             |
| Inventory                                               | ✓             |
| Rent Collection                                         | ✓             |
| Rent Chasing                                            | ✓             |
| Safety Checks monitored and carried out (charged to LL) | ✓             |
| Periodic Inspections                                    | ✓             |
| Day to day maintenance                                  | ✓             |
| Deposits Logged in Registered Scheme (DPS)              | ✓             |
| Issuing legal notice on landlord's behalf               | ✓             |
| Check out Inspections                                   | ✓             |



“I rented my property as a short-term let, this was the only agency in Newcastle that would agree to help me. Everything went well, the credit check, pre-letting paperwork, and contract for the new tenant were smooth and professional. The tenant left as agreed and I can only be grateful.”

“I have a rental property in Longbenton managed by Daniel Craig and I am truly delighted with the level of market knowledge, services provided but above all the human touch and negotiation skills when it comes to difficult situation such as negotiating a rental price increase with the tenant. Pay the rent on time, monthly and consult me every step of the way when there is a repair to carry out.”



“I transferred management of my properties to Daniel Craig last year after years of poor service with another agent. I’m so happy that I did. They have been professional and communication has been excellent. Great service!”

“I had a great experience with Daniel Craig Residential. Their service was exceptional, with quick and professional responses throughout.”



“Worked with Daniel Craig for a number of years now; always top quality service and communication from Robbie and their team.”

“Not one to normally write reviews but I was so impressed with the service and efficiency of this agent after dealing with other agents in the past. Wont go anywhere else now. 5 star service thank you.”



“Fantastic company to work with. Great with communication which was a breath of fresh air. Highly recommend their management services.”







## Looking after you and your property...

To talk to a member of our dedicated team, please use the options below:

[info@danielcraigresidential.co.uk](mailto:info@danielcraigresidential.co.uk)

0191 265 6555

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