



PROPERTY MANAGEMENT

Changing The Perception of Lettings

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ABOUT US



WHO?

Discover Property Management are a dedicated Lettings & Management Specialist. Developed in 2012; the Discover PM team continues to grow and expand in size and experience.



WHERE?

Combining modern technology, skilful procedures and smart working practices we can let property in any location; local, regional, or national



WHEN?

The lettings market does not peak and trough, it is ALWAYS a good time to rent your property out. We advertise properties to LET and receive enquiries 24/7 365 days a year. Viewings can be done virtually or in person to achieve the best results. Properties can be advertised as 'coming soon' if any works are being finished off. Also, we can market and line up a new tenancy when an existing tenant has given notice – meaning very little void periods and a new tenant moving in as the old one moves out



WHAT?

Renting quality properties, helping landlords acquire their next buy to let, providing tenant find services where the landlord manages the tenancy themselves, or full management where Discover PM deal with the initial rental and ongoing tenancy for the landlord. Staying ahead on industry guidance and new legislation and most importantly ensuring all parties are satisfied with the service



WHY?

A passion to help people achieve their goals within the property world! From helping landlords to develop successful retirement portfolios or protecting their investments to assisting tenants with relocation or enabling them to move on to their next chapter. For Discover Property Management, this isn't just a job, it's a lifestyle choice that defines the individuals who are part of it



HOW?

Discover Property Management has been built on strong foundations; doing a thorough and professional job for clients – who have then recommended the service to other landlords or tenants. The best way to achieve a successful tenancy is not to apply a one size fits all mentality, but to listen, to care and most importantly to deliver on the specific needs of our clients

TENANT FIND PACKAGE

- ✓ Free Letting Appraisal & Property Advice
- ✓ High Specification Marketing on Property Portals & social media
- ✓ Presence in a number of showrooms on M65 Corridor
- ✓ Advertising linked via Duckworths Estate Agents
- ✓ Distinctive 'TO LET' Board
- ✓ Trusted, Local & Recognised Brand
- ✓ Accompanied Viewings and Tenant Interview
- ✓ Detailed and Productive Feedback
- ✓ Pre-vetting and Full Tenant Referencing (Credit, Employment, Residential & Current Landlord Check)
- ✓ Comprehensive Inventory & Schedule of Condition
- ✓ Propertymark Approved AST
- ✓ Collection of first month's rent + Deposit
- ✓ Key handover and Move in Pack documentation signed
- ✓ Lodging of Deposit on behalf of landlord with DPS
- ✓ Meter Readings & Notification to Utility companies
- ✓ Transfer Funds & legal documentation to landlord

1 Months Rent + VAT (minimum fee £600 inc VAT)



FULL MANAGEMENT PACKAGE

Includes all of the tenant find services +

- ✓ Monthly Payments to Landlord Via BACS (less fees)
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- ✓ Presence in a number of showrooms on M65 Corridor
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- ✓ Comprehensive Inventory & Schedule of Condition
- ✓ Propertymark Approved AST
- ✓ Collection of first month's rent + Deposit
- ✓ Key handover and Move in Pack documentation signed
- ✓ Lodging of Deposit
- ✓ Meter Readings & Notification to Utility companies
- ✓ Monthly Payments to Landlord Via BACS (less fees)
- ✓ Monthly/Annual income & expenditure statements to landlords
- ✓ Property inspections: After 1 month, 3 months & then quarterly
- ✓ Comprehensive feedback from inspections
- ✓ Update both tenants & landlords regularly re the tenancy
- ✓ Act in accordance with all current and new legislation
- ✓ Manage Repairs & Maintenance issues
- ✓ Exit inspection at end of tenancy
- ✓ Deposit Repayment Process and Evidence if required

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£420inc VAT with an agreed percentage of monthly rent

