



## Balloon Rooms

### Let Only Service Plan

**84% of one month's rent incl – WITH NO ADDED EXTRAS**

Across a decade of working in the lettings market in Bristol it's become very clear that the key to a successful and harmonious tenancy all starts with putting time and emphasis into finding a tenant or tenants who are right for your property. Matching the right people with the right property is at the core of everything we do. With that in mind we make a promise to every landlord who works with us to find the right tenant as opposed to the first tenant.

As part of this service you can be safe in the knowledge that we will keep you informed of the ever-changing legislation and your legal obligations as a landlord. You can also be assured that we will work to find you the best return on your investment as well as the best tenant for your property.



Importantly, as well as committing to offering our landlords an extremely high level of service, we also want to do the same for tenants. If a tenant is happy on their move in day and a tenancy is set up smoothly it sets a good precedent for the rest of the tenancy. We've been featured in Bristol Live due to this ethical approach.

We see setting up a house share as being as much about establishing a culture and a cohesion between tenants as anything else. It's easy to let rooms to the first person that shows interest, but we like to put people together who are in similar stages of their lives, working similar hours and ideally with similar interests. 'If tenants get along and enjoy living together it's the best thing for the house, the tenants and the landlord.'

---

### Let us take you higher!

Please see a full list of everything included within our Let Only Service Plan below:

- An initial consultation and rental appraisal of your property with a view to helping prepare the property for marketing and to maximise your return
- A risk assessment that will ensure you are meeting all your legal obligations as a landlord in the UK
- Access to our database of corporate clients and our connections with relocation agents in Bristol
- Access to a community of tenants we have built through our Instagram advertising campaigns – we have one of the biggest followings of any letting agencies in the city
- Market leading photography of your property
- Comprehensive and high-quality marketing of your property across Rightmove, Zoopla and over one hundred other affiliate property portals
- Tenant interviewing and selection which includes honest feedback on everyone who views your property
- Weekly feedback on the performance of your property on Rightmove and on ever changing market conditions
- Fully comprehensive tenant referencing completed by Rightmove



- Full guarantor referencing and preparation of deed of guarantee (if required)
- Preparation and signing of the assured shorthold tenancy agreement
- Assistance in having your tenants set up a standing order to pay their rent each month
- Collection of the first month's rent and deposit on your behalf, with the option to have your deposit protected with the TDS Custodial Scheme
- Passing the keys on to your tenants on the day of their check in

---

It's also important to note that although this service ends on the day that your new tenants move in, we will still be on hand to offer support and advice throughout your tenancy and beyond. **Welcome to the Balloon Letting Co family!**

Aside from the above, there are some optional extras that we can arrange for you on request, please note the items that are \* are mandatory with management:

Optional Extra	Cost (inc. VAT)	Mandatory or Recommended
Gas Safety Certificate*	£72	Mandatory
Energy Performance Certificate*	£55	Mandatory
Electrical Installation and Condition Report*	POA	Mandatory
PAT Testing	£72	Recommended
Deposit Protection with the TDS Insured Scheme*	£48 incl VAT	Mandatory
Professional Inventory	POA	Mandatory



www.balloonlets.co.uk  
Trym Lodge, 1 Henbury Road, Westbury on Trym, BS9 3HQ  
0117 287 0015 • hello@balloonlets.co.uk

