



Northgate Sales and Lettings LTD

Individual Services Guide

This guide provides further information regarding the individual landlord services offered by Northgate Sales and Lettings Ltd. Services may be purchased individually or included within one of our management packages.

Property Inventories

£55

Our detailed inventory reports provide a clear and accurate record of your property's condition at the start of a tenancy.

Service Includes:

- ✓ Written room-by-room inventory
- ✓ Photographic evidence throughout the property
- ✓ Documentation of fixtures, fittings and contents
- ✓ Condition reporting
- ✓ Digital copy supplied to landlord

Benefits:

- ✓ Helps reduce end-of-tenancy disputes
- ✓ Supports deposit claims where necessary
- ✓ Creates a clear benchmark for property condition

Property Inspections

£45 Per Visit

Routine inspections designed to help landlords monitor the condition of their property throughout the tenancy.

Service Includes:

- ✓ Internal property inspection
- ✓ External property inspection (where applicable)
- ✓ Identification of maintenance concerns



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enquiries@northgatesalesandlettings.co.uk
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Company No. 17263962
Registered in England and Wales



- ✓ Tenant compliance observations
- ✓ Photographic inspection report
- ✓ Recommendations where appropriate

Benefits:

- ✓ Early identification of potential issues
- ✓ Protection of your investment
- ✓ Independent inspection records

Property Viewings

£40 (Up To 2 Viewings)

Professional accompanied viewings carried out on your behalf.

Service Includes:

- ✓ Enquiry management
- ✓ Viewing scheduling
- ✓ Accompanied property viewings
- ✓ Applicant feedback
- ✓ Follow-up communication

Benefits:

- ✓ Saves landlord time
- ✓ Professional presentation of the property
- ✓ Improved tenant experience

Check-In Service

£45

A professional move-in service to ensure the tenancy begins correctly.

Service Includes:

- ✓ Key handover
- ✓ Tenant documentation checks
- ✓ Inventory confirmation
- ✓ Meter reading recording (where applicable)
- ✓ Move-in administration



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Check-Out Service

£45

A structured move-out process to help protect the landlord's position at the end of the tenancy.

Service Includes:

- ✓ Property inspection
- ✓ Inventory comparison
- ✓ Photographic evidence
- ✓ Key return confirmation
- ✓ End-of-tenancy report

Check-In & Check-Out Bundle

£70

A discounted package including both move-in and move-out services.

Service Includes:

- ✓ Full check-in service
- ✓ Full check-out service
- ✓ Inventory comparison support
- ✓ Tenancy transition management

Tenant Referencing & Vetting

£30

Comprehensive tenant checks designed to help landlords make informed decisions.

Service Includes:

- ✓ Identity verification
- ✓ Right to Rent checks
- ✓ Credit assessment
- ✓ Employment verification
- ✓ Income assessment





- ✓ Previous landlord referencing (where available)
- ✓ Preparation of AST documentation

Benefits:

- ✓ Reduced landlord risk
- ✓ Improved tenant selection
- ✓ Professionally documented process

Property Photography

£40

Professional property photography designed to present your property at its best.

Service Includes:

- ✓ Up to 15 high-quality photographs
- ✓ Internal photography
- ✓ External photography
- ✓ Optimised images for marketing

Benefits:

- ✓ Improved online presentation
- ✓ Increased tenant interest
- ✓ Stronger marketing performance

Property Advertising

£25

Marketing designed to maximise exposure for your property.

Service Includes:

- ✓ Listing on the Northgate Sales and Lettings website
- ✓ Social media promotion
- ✓ Property description writing
- ✓ Enquiry forwarding

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- ✓ Increased property visibility
- ✓ Professional marketing materials
- ✓ Faster tenant enquiries



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