

The Fully Managed Package

Take Back Your Time & Maximize Rents with TLC

Re-let fee only £495.00

11 % pcm

all-inclusive of VAT

Our fully managed package means we handle everything for you: finding tenants, repairs, rent collection, and more. Relax, knowing your property is in expert hands.

Package Includes:

- Initial valuation
- Marketing
- T Board
- Zoopla/website/socials
- Pre-qualifying questionnaire
- Viewings
- Application
- Referencing
- Contract set up
- Update utilities
- Serve compliances
- Serve all relevant legal notices
- Register and protect deposit (fees apply)
- Serve prescribed information in relevant time frame.
- Complete ingoing condition report/inventory for the new occupational contract (fees apply)
- Provide property information re: condensation/damp/drainage
- Key hand over, key holder
- Rent collection mid-term inspections,
- 24/7 emergency number
- First/only point of contact for enquiries/repairs/contract matters
- Ongoing compliance renewal
- Annual tax statements
- Monthly landlord statements
- Ongoing advice

All rental properties in Wales need to be registered with Rent Smart Wales. The owner is responsible for registering their property as a rental property in Wales and renewing their registration.

By partnering with TLC, you gain the advantage of our existing Rent Smart Wales licence, ensuring your property management adheres to all regulations.



Landlord Registration and Letting Requirements in Wales

Fully Managed & Let Only Packages

Since 23 November 2015, all Landlords with privately rented property let out on a domestic tenancy in Wales are legally required to register with Rent Smart Wales in order to comply with the law.

Domestic tenancies are Standard Occupation Contracts under the Renting Homes (Wales) Act 2016.

Who needs to register?

The immediate landlord of a rental property in Wales needs to complete a landlord registration and must do so themselves. A landlord registration involves providing landlord personal details, rental property addresses owned by that landlord, and the details of those responsible for the letting and/or management activities at the rental property.

A landlord could be:

An individual

Two or more persons who own a rented property jointly

A company

A charity; or

A trust

Joint landlords simply register through one registration. A joint landlord arrangement will require one landlord to act as the 'lead' landlord for the purposes of registration.

For a company, charity or trust, the details provided should be those of the organisation, not the individual completing the registration and the company/charity registration numbers will also be required. These can be found on Companies House for limited companies and LLCs and on the Charity Commission for charities.

Once completed, the landlord registration is valid for 5 years. Upon expiry, you will need to renew the registration to comply for a further 5 years.

Let Only

Landlords who undertake letting and management tasks at their rental properties must:

Complete a landlord registration; AND

Apply for a Rent Smart Wales licence themselves

