

Morrison Estates

Dublin's Residential Lettings Specialists.



Letting Service &
Full Management

Whats Included?

Whats included in your Letting Service?

Morrison Estates Property Management brings peace of mind for landlords

Standard Letting Service:

Ideal for landlords with the time and expertise to manage their own maintenance queries.

Includes:

- A bespoke marketing strategy
- Premium online listings
- Accompanied professional viewings
- Negotiating terms and offers
- Tenant referencing and confirming references with employers and previous landlord
- Pre-tenancy documentation
- Digital lease signing for landlord and tenant through DocuSign
- Utility changeovers
- PRTB registration (€90)
- Safety smoke and carbon monoxide alarm compliance checks
- Rent reviews negotiations and arranging further fixed terms**
- Tenancy check out**

** Additional charges are applicable for this service

Full Management:

A comprehensive lettings and full property management service for complete peace of mind and in compliance with all legislation.

Includes everything listed above in the Letting service plus the following upgrades:

- Photo inventory report on property prepared at tenancy start
- Regular inspections with full photographic property report
- Rent collection and accounting, prepared statements and arrears management
 - Landlord online portal
 - Enhanced landlord online portal
- Dedicated Property Manager and access to specialist advice
- 24-hour repair support through our exclusive Report a Repair software that also shows tenants how to do minor fixes and repairs such as changing lightbulbs so that tenants can access repair reporting 24/7 in over 40 languages
 - Management of routine repairs and maintenance
- Access to fully qualified, insured and vetted contractor panel
- Payment of property related invoices on your behalf
- Property refurbishment advice and arrangement**
- Manage annual and periodic safety inspections
 - Mid-term property visit
- Arranging Rent reviews negotiations and arranging further fixed terms
 - Tenancy check out at end of tenancy
- Negotiation regarding claims on the tenant's deposit (if any)
- Liaison and processing of deposit dispute resolutions through RTB (if any)

** Additional charges are applicable for this service

Management Fees are deducted on a monthly basis from rent collected.