



## **WELCOME TO NIK DHIMAL REAL ESTATE**

### **Your Guide to Professional Lettings & Property Management**

#### **Our Commitment to You**

At Nik Dhimal Real Estate, we provide a professional, transparent, and compliant lettings service tailored to your needs.

Our aim is to:

- \* Let your property efficiently
- \* Protect your investment
- \* Maintain full legal compliance
- \* Provide peace of mind throughout the tenancy

We guide you clearly through every stage of the process and act proactively to safeguard both you and your tenants.

#### **Documents We Require – Property Owners / Landlords**

- \* Proof of identity (passport or driving licence)
- \* Proof of ownership (Title Deeds, Completion Statement, or Mortgage Statement)
- \* Proof of address



## **Documents We Require – Property Details**

- \* Mortgage lender consent to let (if applicable)
- \* Energy Performance Certificate (EPC)
- \* Gas Safety Certificate (if applicable)
- \* Electrical Safety Report (EICR)
- \* Buildings insurance details
- \* Copies of any existing service agreements or warranties

Having these documents ready helps us proceed efficiently and ensures your property is legally compliant from day one.

## **Inventory Confirmation**

- \* Furnished / Unfurnished / Part-Furnished
- \* List of items to remain
- \* White goods responsibility (if applicable)

## **Property Keys**

- \* Full set of keys (including alarms, post box, windows, and outbuildings)
- \* Appliance manuals and warranties (where available)
- \* Any specific property instructions

These details ensure tenants can move in safely and your property is properly protected.

## **Property Maintenance & Legal Responsibilities**

(Section 11 – Landlord and Tenant Act 1985)

Landlords are legally responsible for maintaining:

- \* Gas and electrical safety
- \* Structural integrity (roof, walls, drains)
- \* Heating and hot water systems
- \* Smoke alarms and carbon monoxide alarms

Failure to meet these obligations may result in legal liability and risk to tenant safety.

Our role is to advise, coordinate, and support you in meeting these responsibilities.

## **Utilities, Council Tax & Outgoings**

Until a tenancy legally commences and a tenant has taken occupation of the property, the landlord remains responsible for:

- \* Council tax
- \* Gas, electricity, and water charges
- \* Any standing charges or service charges

Responsibility transfers to the tenant from the tenancy start date, as defined in the tenancy agreement.

We recommend utility accounts remain active until the tenancy start date to avoid disruption.

### **Licensing Requirements – Important Notice**

Some properties require a licence from the local authority before being let.

Licensing schemes vary by location and may include:

- \* Selective licensing
- \* Additional licensing
- \* HMO licensing

Licensing rules are subject to change. Landlords are strongly advised to verify requirements directly with the relevant local authority.

Where a licence is required, it must be obtained prior to marketing or tenancy commencement.

Nik Dhimal Real Estate will provide guidance where possible; however, responsibility for obtaining and maintaining any required licence remains with the landlord.

## **Safety Certificates & Quotations**

Nik Dhimal Real Estate can assist with arranging quotations for required safety certifications, including:

- \* Gas Safety Certificate
- \* Electrical Safety Report (EICR)
- \* Energy Performance Certificate (EPC)
- \* Legionella Risk Assessment

Please note:

- \* We act as a facilitator when arranging access and quotations
- \* It is not possible to confirm in advance whether remedial works will be required
- \* All assessments, findings, and certification decisions are made solely by the appointed contractor or engineer
- \* ND Real Estate does not certify compliance or determine the necessity of remedial works

Any remedial works identified will be quoted separately and must be authorised by the landlord before works proceed.

## **Our Lettings Services**

Nik Dhimal Real Estate offers landlord-instructed lettings, where the landlord retains full decision-making authority.

You approve:

- \* Rental price
- \* Tenant selection
- \* Key tenancy decisions

You are informed and consulted at each stage of the process.

We offer four management levels depending on the service selected.

## **Management Levels**

- \* Level 1 – Rent Collection
- \* Level 2 – Rent Collection + Inspections
- \* Level 3 – Maintenance Coordination
- \* Level 4 – Full Management + Rent Protection (upon request)

## **Our Services**

Depending on the management level selected, we may provide:

- \* Property marketing and advertising
- \* Viewings and tenant selection
- \* Referencing and Right to Rent checks
- \* Tenancy documentation preparation
- \* Deposit registration and compliance
- \* Rent collection and statements
- \* Regular inspections
- \* Maintenance coordination
- \* Legal compliance management
- \* Renewals and rent reviews
- \* Rent protection (Level 4 Management, upon request)

## **How We Work With You**

Our approach is proactive, transparent, and compliant.

We focus on protecting your asset, maintaining clear communication, and ensuring a smooth tenancy from start to finish.

We look forward to working with you and ensuring your property is let efficiently and compliantly.

Anita Oparska Curtis

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