



Whenever you “knock”, we’re always home to unlock.



## YOUR PROPERTY’S TRUSTED GATEKEEPER – GUARDING YOUR RENT AND YOUR PEACE OF MIND.

Care-led lettings and property management for landlords in and around Manchester, with local insight, proactive communication and careful property care.

Clear support with compliance, renewals and maintenance, so you always know where you stand.

FOR LANDLORDS WHO WANT THEIR PROPERTY LOOKED AFTER PROPERLY.

# A MORE THOUGHTFUL WAY TO MANAGE PROPERTY

For landlords who want their property cared for properly, with less stress and more peace of mind.

## **WHO THIS IS FOR**

Busy landlords who do not have time to deal with repairs, arrears and inspections themselves.

Overseas or out-of-area owners who need a reliable local team on the ground.

Landlords who want clearer communication and more proactive management.

Anyone who wants support with renewals, rent reviews and compliance decisions.

## **WHAT YOU CAN EXPECT FROM US**

Prompt replies and clear, honest communication.

Regular updates instead of last-minute surprises.

Thoughtful decisions that balance cost, risk and long-term value.

Advice that puts your position as a landlord first.



# LET US TAKE CARE OF THE DAY-TO-DAY, WHILE YOU STAY IN CONTROL

Our fully managed service is designed for landlords who want their property cared for properly, with minimal day-to-day involvement.

From preparing and marketing the property, to finding and referencing tenants, managing rent and looking after maintenance and compliance. The moving parts are handled for you.



## WHAT WE DO FOR YOU

Market appraisal and advice on presenting your property.

Marketing, viewings, referencing and tenancy agreements.

Deposit registration and move-in coordination.

Monthly rent collection and arrears management.

Routine inspections with reports and photos.

Maintenance and safety checks coordinated as needed.

## WHAT THIS MEANS FOR YOU

Less time spent with tenants, contractors and paperwork.

Fewer surprises, with clear updates and documentation.

A property that is actively cared for, not just let.

Better protection for long-term value and compliance.



## STAY IN CONTROL, WHEREVER YOU ARE

A well-managed property should never feel distant. Important updates, invoices and landlord statements are shared by email, creating a clear record whenever needed.

Day-to-day communication stays simple through a dedicated WhatsApp group, making small questions easier to resolve.

Before a tenancy or key document is due to expire, renewal options and rent review discussions are raised in advance, so decisions are never rushed.

When maintenance is needed, suitable contractor quotes are obtained and compared before recommendations are shared. The tenancy stops feeling like a series of urgent messages and starts feeling like a steady, well-kept routine.

THE IMPORTANT DECISIONS STAY WITH YOU.

THE DAY-TO-DAY IS HANDLED IN THE BACKGROUND.



## LOOKING AFTER YOUR PROPERTY AS IF IT WERE OUR OWN

Good management protects the condition of your property as well as your rental income.

Maintenance is kept under review, so small issues can be dealt with before they become expensive repairs. When work is needed, quotes are obtained and compared from suitable contractors, making it easier to see where the value is.

You make the final choice on cost and quality, with guidance on hand if you want a second view. Regular inspections help to catch concerns early and give you a clear sense of how your property is being looked after.

THE AIM IS SIMPLE:  
PROTECT YOUR ASSET,  
AVOID UNNECESSARY  
COSTS AND KEEP YOUR  
TENANCY RUNNING  
SMOOTHLY.



## COMPLIANCE IS COMPLEX – WE MAKE IT MANAGEABLE

There are several legal responsibilities for landlords, and missing one can be stressful and costly. The aim is to help you keep the key areas under control, without feeling overwhelmed.

As a landlord, you need to stay on top of smoke and carbon monoxide alarms where required, valid EPCs and minimum energy standards, and gas and electrical safety checks completed on time. You also need to keep an eye on Right to Rent checks and records, renewal dates, tenancy documents and key obligations.

For fully managed landlords, key dates are tracked and reminders sent in advance. Checks and certificates can be coordinated on your behalf, so the important responsibilities are covered and recorded.

THE GOAL IS SIMPLE:

A TENANCY THAT FEELS CALM, CLEAR AND COMPLIANT.

# FULLY MANAGED, CLEARLY EXPLAINED

You should know what you are paying for and how it helps.

High-street letting agents typically charge around 10–12% + VAT for full management. Our management fee is 7% + VAT of the monthly rent, with a simple setup fee agreed at the outset.



## **INCLUDED WITHIN MANAGEMENT**

Tenancy deposit administration, rent collection, tenant liaison, monthly landlord statements, routine outgoings where instructed, utilities correspondence and coordination of maintenance and compliance matters.

## **ARRANGED SEPARATELY WHERE REQUIRED**

EPCs, Gas Safety Certificates, EICRs and other compliance certificates, inventories and check-in or check-out reports, legal costs, tenancy set-up documentation, renewal administration, notices, snagging inspections, and property-specific maintenance costs.

IT IS ABOUT PROTECTING YOUR INCOME, REDUCING STRESS AND HELPING YOU STAY ON TOP OF THE TENANCY WITH CONFIDENCE.

## LET YOUR PROPERTY WITH CONFIDENCE

For landlords who want their property fully managed, Knock Knock Property Agent offers a careful, responsive and landlord-focused service.

Fees are clear, with compliance support throughout the tenancy.

## BOOK YOUR FREE RENTAL REVIEW AND LANDLORD CONSULTATION.

Knock Knock Property Agent Limited

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