

Landlord Services Explained



Unlock better returns

Whether you own just the one property, or are a seasoned investor, you can trust we will let and manage your properties as we would our own.

From advertising, conducting viewings, vetting potential tenants, through to managing the tenancy and maintenance, we will make the process as seamless as possible whilst maximising the returns on your investment.

Google Rating
★ 4.8/5

PRS Property
Redress
Scheme

arla | propertymark
PROTECTED

DPS Deposit
Protection
Service



Packages Explained

No hidden fees.

What you see is what you get.

Packages designed to grow your property portfolio.

Included as standard

Tenant Find

Full Management

Rental Valuation	✓	✓
Property Advice & Consultation	✓	✓
Legal Compliance	✓	✓
Professional Marketing	✓	✓
In-Person Viewings	✓	✓
Tenant Selection	✓	✓
Administration	✓	✓
Rent & Deposit Collection (1st month)	✓	✓
Transfer of Funds	✓	✓
Electronic Documents	✓	✓
Tenant Referencing (Third-Party)	✓	✓
Guarantor Referencing (If Required)	✓	✓
Right to Rent Check	✓	✓
Photographic Inventory Report	✓	✓
Dedicated Property Manager	—	✓
Snagging & Warranty Registration (for new builds)	—	✓
Utility Transfers	—	✓
Deposit Protection (Third-Party)	—	✓
Income / Expenditure Report	—	✓
Monthly Statements	—	✓
Regular Inspections & Additional Visits (if req)	—	✓
24/7 Emergency Maintenance Contact	—	✓
Management of property maintenance via in-house facilities team	—	✓
Managing Compliance and Service Contracts	—	✓
Ongoing rent collection and arrears management	—	✓
Legal Notices (Section 8 and 48)	—	✓
Attendance in Court (if req)	—	✓
Check Out Inspection	—	✓
Deposit Disputes	—	✓

£800 ex VAT one off fee
(£960 inc VAT)

7.5% ex VAT monthly fee + £250 one off fee
(£300 + 9% inc VAT)

Tenancy Renewals and/
or Rent Review **£75 ex VAT**

Key Cutting **£10 ex VAT**
Plus cost of keys

Rent Guarantee **POA**

Residential EPC **£85 ex VAT**

Non-Resident Landlord Tax
Administration Charge **£95 ex VAT**

Why choose Northern Group

When looking for help with finding a tenant or managing a property, it is important to select an experienced and professional lettings agent.

Whether you are locally based or an overseas investor, our dedicated team are on-hand to support and guide you through the lettings process.

Northern Group combines developer and landlord property expertise with unrivalled service at the heart of everything we do.

A reliable agency that works hard for you.

-  Managed Property for Over 20 Years
-  Expertise in Manchester & Surrounding Areas
-  ARLA Accredited Professionals
-  Extensive Knowledge Navigating legal Compliance

-  Manchester City Council Licensed Agent
-  Specialist Maintenance Teams
-  One Dedicated Point of Contact to Manage Your Property

-  Property Investment Advice for Overseas Landlords
-  A Personalised Serviced Held to the Highest Standards
-  We Maintain the Highest Returns for Your Property
-  Complimentary marketing to maximise your property's exposure and attract quality tenants



What our customers say

“★★★★★

I've had a great experience renting with Northern Group, i love the property and the management and been efficient and reliable
- Rosemary Griffin”

“★★★★★

Great service, friendly and efficient and the property was let in no time
- Miguel Sanchez”

Google Rating

★ 4.8/5

“

★★★★★

I used the letting agents for the first time to let our flat a few months ago. They have been very helpful and found us a few applicants to choose from. I felt they went above and beyond checking our flat before the new tenancy started and I cannot fault them
- Will Hilton - Jackson”

”

★★★★★

“

I am very happy with the way the tenancy and the management of my flat had been handled. Northern Group have maintained clear and regular communications with me and have managed the transition to the new tenant smoothly and efficiently - Rafi Marjan”

”

★★★★★

“

They consistently ensure that my rent is deposited into my bank account, without delay. I will recommend Northern Group to any individual seeking exceptional real estate services - Alan Wan”

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MANCHESTER
CITY COUNCIL



rightmove
find your happy



Northern Group.
We do more.

Contact us

If you are looking for assistance with letting or managing a residential, commercial, mixed-use property or if you have a more bespoke requirement, please do get in touch.

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