



Fees and Services to Landlords

TENANT FIND: 50% of the first month's rent (inc VAT)

This service includes:

- Agree the market rent and find a suitable tenant
- Market the property on our website and all property portals
- Erect TO LET board outside property
- Advise on refurbishment
- Provide guidance on compliance and recent legislation
- Carry out accompanied viewings
- Collect and remit initial months' rent received & Security Deposit
- Deduct any pre-tenancy invoices
- Provide tenant with payment details for all future rent payments

FULL MANAGEMENT: 50% of the first month's rent, then 8% of monthly rent (inc VAT)

This service includes:

All tenant find services as above, plus:

- Collect & remit the monthly rent received
- Deduct commission and other works
- Raise monthly statements
- Negotiate renewals and extensions
- Pursue non-payment of rent and provide advice on rent arrears
- Advise all utility providers and Council of changes
- Undertake three inspection visits per annum and produce report with photographs
- Take all telephone calls with regard to any maintenance issues
- Arrange repairs, instruct approved contractors and arrange payment of authorized bills
- Hold keys throughout the tenancy term

Additional Costs: (inc VAT)

Tenant referencing charge (per tenant)	£100.00
Preparation & signing of Tenancy Agreements	£100.00
Tenancy Renewal Fee *	£100.00
Gas Safety Certificate	£85.00
Inventory	£120.00 - £180.00 (dependent on property size)
Electrical Safety Tests	£160.00
EPC Reports	Free of charge
Serving Notice	£120.00
Court Appearance	£150.00

* Includes refreshing of the Deposit Prescribed Information & serving of additional documents as per current legislation

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