

LANDLORD SERVICES & FEES

MINIMUM SERVICE PROVIDED TO ALL CLIENTS:

- Rental valuation and advice on meeting legal obligations
- Arranging Legionella Risk Assessments, Gas Safety, Electrical Installation and Energy Performance certificates
- Marketing, including advertising on "Rightmove"
- Accompanied viewings
- Tenant application and full report (including previous landlord references, income and credit check)
- Preparation of Tenancy Agreement and associated documentation
- Witnessing Tenants' signature
- Hand-over of documentation
- Advising service providers and local council of change in occupation

TENANT FIND SERVICE:

One Month's Rent (Plus VAT)

Advice on Tenancy Deposit Schemes

Schedule of Condition (Optional)

Collect and remit first months' rent and deposit

MANAGED SERVICE: 15% OF RENT COLLECTED (inc VAT)

- Collect rent, remit by bank transfer and provide monthly statements
- Pursue non-payment of rent and provide advice on rent arrears
- Routine Inspections after 3 months, then every 6 months thereafter, plus notification to landlord and tenant of the outcome
- Arrange routine repairs using approved contractors, providing quotes where necessary
- Registration of Tenancy Deposit
- Arranging annual Gas Safety Certificates
- Review and increase rents
- Regulatory and Legal updates.

Additional Fees (inc VAT):

| | |
|---|-----------------------|
| Initial Tenancy Setup (Managed Clients Only): | £240 |
| Re-Letting (Managed Clients Only) | £120 |
| Schedule of Condition (optional) | £72 + £12 per bedroom |
| Tenancy Renewal | £60 |
| Deposit Registration (Tenant Find Only) | £30 |
| Mileage | £0.50 per mile |
| Complying with Non-resident Landlord requirements | £50 |

Window cards, sign boards and newspaper advertising are charged separately at cost.

We provide a range of services tailored to meet individual client needs and would be pleased to discuss your requirements