



## Landlord Services & Fees for England

### 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:

**The greater of £420 (inc VAT) or the first month's rent**

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 update.

**Additional Fees (inc VAT):**

Initial Tenancy Setup (Managed Clients Only) – £240

Re-Letting (Managed Clients Only) – £120

Schedule of Condition 2 – 5 bedroomed property(optional) – £72–£180

Tenancy Renewal – £60

Deposit Registration (Tenant Find Only) – £30

Mileage (Tenant Find Only) – £0.60 per mile

Mileage, payable after 50 miles (Managed Clients Only) – £0.60 per mile

Complying with Non-resident Landlord requirements – £50

Legionella Risk Assessments vary according to the size and nature of the property. We anticipate the cost to be in the region of £70 – £100 per dwelling if undertaken by Edwin Thompson, and will gladly provide a quote on request.

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**