

LANDLORD SERVICES & FEES

MINIMUM SERVICE PROVIDED TO ALL CLIENTS:

- Rental valuation and advice on meeting legal obligations
- Arranging Gas Safety, Electrical Installation and Energy Performance certificates
- Marketing, including advertising on "Rightmove, Zoopla and On The Market"
- 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: £480 (inc 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
- Final inspection at end of tenancy for deposit return
- 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 including smoke and carbon monoxide alarms.

Additional Fees (inc VAT):

Initial Tenancy Setup (Managed Clients Only):	£300
Re-Letting (Managed Clients Only)	£240
Schedule of Condition (optional)	£72 + £12 per bedroom
Tenancy Agreement Only	£120
Check out inspection for deposit return (let only)	£60
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
Withdrawal Fee (to cover advertising and administration)	£100

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