

Fees to Landlords

Fee inc VAT

TENANT FIND and MOVE IN SERVICE

£500 + VAT (£600 inc. VAT)

For Landlords who are happy to manage the tenancy themselves. The services include sole-agent marketing, finding tenants, referencing and collection of deposit & first month's rent.

This service includes:

- Valuation and market appraisal to get the best value for the property
- Advice on legal requirements and Landlord responsibilities
- Marketing Material with colour brochures, floorplans and photography
- Advertising on Rightmove, OnTheMarket, in local newspapers, within our prominent high street offices and on our web site
- Accompanied Viewings
- Tenant referencing
- A photographic Statement Of Condition
- Prepare Tenancy Agreement
- Collect and register the deposit
- Collect the first month's rent
- Set up standing orders to the Landlord from month 2 onwards
- Option to upgrade to Fully Managed Service

FULLY MANAGED SERVICE

10% plus VAT (12% inc. VAT)*

Set Up Fee of £240 inc. VAT

The monthly fee is inclusive of VAT and will be as an agreed percentage of the monthly rent. For example, if the rent is **£ 600.00 /month**, the fee for the full management service will be **£72.00/month**.

Note this example is for illustration only. Should the agreed rental be higher or lower than the example price, your managed service fee will be correspondingly higher or lower.

A full managed service for Landlords who prefer not to get involved in any day to day matters but are still consulted on any major expenses which may arise.

As above plus:

- Arrangement of all property maintenance
- Assurance of legal compliance such as Gas and Electric Safety tests
- Maintenance visits
- Annual rental statements for tax returns (upon request)

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OTHER FEES (applicable to Managed Service and Tenant Find and Move In)

Fee inc. VAT

Initial Charges

- Energy Performance Certificate (EPC).....£90.00
- Tenancy Agreement negotiation and preparation.....£120.00
- Addenda to Tenancy Agreement.....£60.00
- Additional Schedule of Condition including photographic record.....£120.00
- Multi agency fee.....£90.00

Deposit

- Admin charge to protect a deposit with the Government protection Scheme.....£48.00
- Deposit claim resolution fee.....from £90.00
- Deposit claim additional correspondence.....£24.00
- Preparation of papers for deposit arbitration.....£90.00

Renewals

- Renewal of fixed term tenancy agreement preparation charge.....£120.00

General

- Additional inspection visits and reports (to include photos).....£90.00
- Arranging refurbishment, redecoration or repair when cost exceeds £1000.....10%
- Court attendances (excluding expenses).....per hour £60.00
- Issue of notices.....£90.00
- Redirection of mail.....cost of postage plus £10.00
- Duplicating and testing of additional keys.....£10.00
- Managed Service exit fee.....£480.00

End of Tenancy

- Check out service to include full written and photographic reports.....£120.00