

LANDLORD SERVICES & FEES

MINIMUM SERVICE PROVIDED TO ALL CLIENTS:

- Rental valuation and advice on meeting legal obligations.
- Professional photos, floor plan, virtual tour and window card.
- 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: One Month's Rent (Inc VAT)

Includes advertising and preparation of lease documentation.
Advise 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 or Oil Safety Certificates, Electrical Safeties and Energy Performance 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):	£350
Re-Letting (Managed Clients Only)	£250
Schedule of Condition (optional)	£72 + £12 per bedroom
Tenancy Agreement Only (inc referencing)	£200
Check out inspection for deposit return (let only)	£120
Mileage	£0.60 per mile.
Complying with Non-resident Landlord requirements	£50
Withdrawal Fee (to cover advertising and administration)	£200

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.



Edwin
Thompson

