

FEES TO LANDLORDS.



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LETTING ONLY

9.6% of rent (incl VAT) - non overseas Landlord
12% of rent (incl VAT) - Overseas Landlord

INCLUDES:

- Collect and remit initial months' rent received
- Obtaining tenant reference(s).
- Drawing up of Tenancy Agreements (Assured Shorthold Tenancy).
- Advertising your property and contacting registered prospective tenants
- Informing utility companies of the correct meter reading for water (if applicable), gas and electric.
- Informing the local authority of new tenancy details and, if applicable, provide a forwarding address of previous tenants for council tax purposes
- Ensuring necessary GAS SAFE and NIECIC electric certificates are in place prior to the commencement of the tenancy and on any renewal of the contract.

TENANCY RENEWAL

Letting fees 8.4% (incl VAT) - non overseas Landlord
Letting fees 10.8% (incl VAT) - Overseas Landlord

CREDIT CHECK FEES

Costs: £30.00 incl Vat per tenant/Guarantor

Additional fees and charges irrespective of level of service:-

REGISTRATION - £30.00 incl VAT

- Register landlord and tenant details and protect the security deposit with a Government authorised scheme.
- Provide the tenant(s) with the Deposit and Prescribed Information within 30 days of the start of the tenancy.

INVENTORY: See charges below incl VAT.

LETTING AND FULL MANAGEMENT

15.6% of rent (incl VAT) - non overseas Landlord
18% of rent (incl VAT) - Overseas Landlord

IN ADDITION TO THE LETTING ONLY SERVICE, THIS INCLUDES:-

- Monitoring and collection of monthly rent to ensure that tenants are up to date with payments, which will be banked into our CLIENTS ACCOUNT or if agreed, directly in to the Landlords nominated account as soon as administratively possible.
- Overseas Landlords collection of monthly rent will be banked into our CLIENTS ACCOUNT and distributed as per landlords instructions. After any necessary deductions, the balance will be paid directly into the landlords nominated account.
- 6 monthly property inspections and summary to be sent by post or email to the landlord.
- Arrangement of contractors to carry out any maintenance for which you will be notified in advance unless in an emergency.
- Organising necessary GAS SAFE and NIECEC electric certificates prior to the commencement of the tenancy and on expiration.

TENANCY RENEWAL

Letting & Management fees 14.4% (incl VAT) - non overseas Landlord
Letting & Management fees 16.8% (incl VAT) - Overseas Landlord

DEPOSIT DISPUTE - £120.00 (incl VAT)

- Liaise with Tenants and Landlord
 - Complete dispute forms and supply evidence to dispute service
 - Remit any disputed amount for final adjudication
 - Instruct contractors, obtain quotes, organised repairs/replacement/cost of any broken or missing items.
- COURT ATTENDANCE (if required) : £120.00 (incl VAT)

Service	Property	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Inventory / Checkout	Unfurnished	£81.00	£97.20	£108.00	£118.80	£135.00	£151.20	£167.40
	Furnished	£97.20	£108.00	£118.80	£140.40	£167.40	£183.60	£199.80