



## Our Landlord Fees:

We offer flexible tailored solutions to meet your requirements with most landlords choosing either our Let Only or Fully Managed option. If you wish to get a quotation for a bespoke package please ask for a quotation.

### Let Only Service includes all of the following:

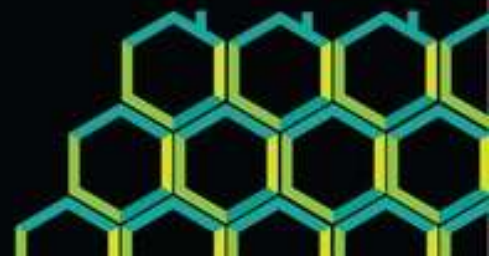
- ✓ Rental valuation assessment as to achieve the best rental for your property
- ✓ Full gallery of photographs & a virtual tour
- ✓ Marketing your property across the most effective digital and traditional channels including online portals.
- ✓ Provide accompanied viewings (unless otherwise advised)
- ✓ Rigorous vetting process for prospective tenants including referencing and credit checking
- ✓ Right to Rent check
- ✓ Providing a tenancy agreement (including arranging Guarantors where necessary) & all other necessary documentation
- ✓ Taking the tenant's first payment and setting up any direct debits
- ✓ Ensuring tenants have appropriate insurance in place
- ✓ Informing the relevant utilities about the readings at tenancy commencement
- ✓ Regular sector information including advice on updates to relevant legislative
- ✓ Standing order set up to ensure rental payments are paid directly into your account
- ✓ Copies of all documentation are forwarded to landlords when complete

Landlords will be responsible for carrying out their own moving in and moving out inventory however we can provide this service including photographs and written statements at an additional cost.

<b>Let Only Initial Set Up Fee (inc VAT)</b>	<b>£120</b>
<b>Letting Fee (inc VAT)</b>	<b>£280</b>

### Our Fully Managed Service is our most popular and includes everything in the Let Only Service plus:

- ✓ Key holding
- ✓ Acting as a point-of-contact for tenants
- ✓ Rent collection
- ✓ Day-to-day management and maintenance of your property
- ✓ 24-hour emergency service
- ✓ Arranging for repairs and maintenance to be carried out by our independent, vetted and competitively-priced contractors
- ✓ Quarterly inspections & reports throughout the tenancy
- ✓ Serving of necessary notices where applicable
- ✓ Organising and negotiating end of tenancy dilapidation claims and deposit returns.
- ✓ Landlord income & expense statements
- ✓ Dedicated Landlord online portal for access to information at your convenience
- ✓ Smoke and carbon monoxide checks
- ✓ Arranging inventories (see Service Options schedule below)



Our periodic checks ensure that tenants are looking after your property and flag up any important repairs that may require attention. Landlords permission will always be sought before any works are carried out other than in extreme emergency cases that may need to be dealt with immediately. Maintenance works done on behalf of landlords will be recharged.

<b>Fully Managed Set Up Fee (inc VAT)</b>	<b>£120</b>
<b>Monthly Fee* (+ VAT)</b>	<b>10.0%</b>

\*percentage of the monthly rent. This is a monthly commission calculated as a percentage of the monthly rent, for collecting and remitting the monthly rent received, deducting commission and other works, and supplying monthly statements.

### **Additional Service Options:**

Preparation of an Energy Performance Certificate	£75.00
Preparation of Inventory (unfurnished / furnished property)	£60.00 / £85.00
Property Visit & Inspection with report	£25.00
Fitting of Smoke / Carbon Monoxide alarms to the property	Subject to quotation
Deposit Protection Scheme Service	£58.00
Renewal of existing tenancy	£50.00
Rent Review Fee	£25.00
Re-let of the property	£54.00
Redirection of mail overseas	Cost of postage
Duplication & Testing of extra keys	Key costs
Gas Safety Certificate	£75.00
Electrical Installation Condition Report	From £190
Portable appliance electrical testing	Subject to quotation
Hourly rate for other work	£ 40.00 per hour

*\*all fees include any applicable VAT*