

FEES TO: LANDLORDS

TENANT FIND FEE 75% of first month's rent (minimum £500) +VAT (90%)

INCLUDES:

- Advising the likely rental income
- Advertising and marketing the property
- Negotiating the terms of the tenancy between landlord and tenant, ensuring an appropriate tenancy agreement is prepared and signed by the tenant and, or on behalf of, the landlord
- Registering the deposit with the Tenancy Deposit Service
- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide Tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

RENT COLLECTION 8% +VAT (9.6%)

INCLUDES:

- Collect and remit initial months' rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deduction and provide tenants with the NRL8 (if relevant)

FULL MANAGEMENT FEE 12% +VAT (14.4%)

INCLUDES:

- Advising the likely rental income
- Advertising and marketing the property
- Negotiating the terms of the tenancy between landlord and tenant, ensuring an appropriate tenancy agreement is prepared and signed by the tenant and, or on behalf of, the landlord
- Registering the deposit with the Tenancy Deposit Service
- Collection and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions.
- Deduct commission and other works invoices
- Advise all relevant utility providers of changes
- Undertake a minimum of two Property visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold Keys throughout the tenancy term
- Co-ordination of repair or maintenance including arranging for tradesmen to attend the property and obtaining estimates where necessary, supervising works and settling accounts from rents received.
- Renewing the Agreement, where necessary, at the end of the Term
- Making payments on behalf of the Landlord from rents received for costs in managing the property
- Arranging a Gas Safety Certificate to be carried out annually during the tenancy
- Make any HMRC deductions and provide tenant with the NRL8 (if relevant)

OTHER FEES

Initial Set up fee (excluding Tenant find service) £160 +VAT (£192)

Close down procedure fee £60 +VAT (£72)

Inventory & Schedule of Condition Varies

We are Registered Member of The following RICS & Tenancy Deposit Scheme (TDS)
All Fees are Plus VAT