

Landlord's Lettings & Management Fees Prices Include VAT @ 20%

What Our Services Include:

LET & MANAGED

Set Up Fee – 48%

16.2%

(Min £162.00)

LET ONLY

72 % **

(Min £720.00)

Rental appraisal of your property, with guidance to meet your legal obligations	✓	✓
Full marketing & accompanied viewings with pre-qualified applicants	✓	✓
Tenant interviewing, selection & full referencing inc, Right to Rent checks, ID check, Landlord & Employer references, credit check, affordability check (2.5 x the monthly rent) ***	✓	✓
Full Guarantor referencing, & signing of Guarantee (if applicable) ***	✓	✓
Co-ordination of the let to your requirements & preferences	✓	✓
Ensuring that all legal requirements are met for the property	✓	✓
Preparation & signing of the Tenancy Agreement. Serving & signing of all relevant documents & How to Rent guide ensuring that the Tenancy is compliant with Government Legislation.	✓	✓
Setting up Standing Order for future rental collections & transfers into our Client Bank Account with protection of our Client Money Protection Insurance	✓	✓
Collection of Deposit, & first months' rent collected & transferred to you, after deductions	✓	✓
On going monthly rental collection & transferring to your bank account	✓	
Sending detailed monthly statement of your property account	✓	
Demanding & liaising with Tenants regarding any late rental payments, & pursuing Guarantors	✓	
Checking in of new tenants to the property	✓	£90.00
Taking meter readings & notifying utility suppliers of new occupants	✓	
Providing an out of hours 24/7 reporting service for Tenants to report any urgent issues	✓	
Arrange routine repairs, maintenance quotations for your property & instruct approved contractors, on your behalf	✓	
Consulting with other organisations, such as Block Management Company	✓	
Conducting of midterm property visits with detailed report	✓	
Sending a full management report to you every 35 days	✓	
Arranging inspection & renewal of legally required safety certificates	✓	
Checking out of tenants at tenancy end & preparation of check out report	EPOA	EPOA
Informing utility providers of closing readings	✓	
Negotiating of Deposit dilapidations & administration of deposit return, less any deductions	✓	
Upgrade to Premium Let & Managed Service to include Rent Protection Insurance & Legals. Includes:	+3 % *	
<ul style="list-style-type: none"> • Payment of 100% of the monthly rent until vacant possession, with no cap on the number of months covered. No Excess • Up to £100,000 legal expenses cover, including appeals & legal representation covering arrears, eviction, expired Section 21s, illegal activity, subletting & any other serious breaches. 90% of the rent paid for up to 6 weeks after gaining vacant possession following a case of arrears, while property remarketed 		
Arrangement of independent inventory report of the property	✓	EPOA
Administration of Damage Deposit in accordance with TDS or DPS schemes, including arrangement of signing of legally required Prescribed Information with Tenant.	✓	£60.00
Co-ordinating & negotiation of rent increases & tenancy extensions. Serving of relevant notices, & drawing up & signing of new tenancy agreements*	£294.00	£294.00
Preparation of a new Tenancy for a Student Property * of monthly rental achieved to include reviewing, negotiating of annual rental throughout the academic year, issuing Section 13 & referencing of additional guarantors (if required) & reregistering the deposit should there be a change of tenant.	30%*	
Make any HMRC deductions for Non-Resident Landlords & complete Annual & Quarterly Returns (Each)	£50.00	
Preparation of annual Self-Assessment Tax return for year end	£60.00	
Serving of Section 21/6A notices, & Section 8 Notices (per notice)	£70.00	£120.00
Additional midterm property visit & report drawn up (2 inc. annually, FOC, for Managed Service)	£70.00	£90.00
Additional Right to Rent Check	£15.00	£15.00
Additional Tenant/Guarantor full referencing – Per applicant	£150.00	£150.00
Energy Performance Certificate	£120.00	£104.00
Gas Safety Certificate	£103.20	£103.20
Full Safety Package -- Gas, CO Alarm Test, PAT, & Smoke Alarm Certificates	£198.00	£198.00
Full Safety Package with Boiler Service - Gas, CO Alarm Test, PAT, & Smoke Alarm Certificates	£259.20	£259.20

* % of the gross rent, premium or other money payable throughout the initial fixed Term & any continuation, extension, or renewal of it whether fixed Term or periodic whether or not we are instructed to act on your behalf. ** % of the first month's rent. *** Up to 4 Tenants/Guarantors.

