

LETTINGS SERVICE:

- Visiting your Property to provide a rental assessment
- Marketing the Property
- Conducting the Viewings with prospective Tenants
- Negotiating a Tenancy between yourself and prospective Tenants
- Taking a Holding Deposit which demonstrates both the Landlord and the Applicant's commitment to enter in an agreement subject to contract and references
- Taking references for the Tenant(s) and Guarantor(s) as applicable
- Creating and arranging for the tenancy agreement to be signed by both parties
- Arranging for an Inventory and Schedule of Condition to be created (at your expense if required)
- Collecting the first instalment of rent from the Tenant(s)
- Registering the Deposit with a Government approved deposit scheme or holding the tenancy deposit where the tenancy is not an assured shorthold agreement (at your expense if required)
- Accounting to you with a statement for the first instalment of rent paid by the Tenant
- Negotiating any renewal of the tenancy at the end of the fixed term or during a periodic agreement (Commissions and fees are applicable)
- Checking all of the Applicant Right to Rent documents at the commencement of the initial tenancy term for the proposed occupants

75% of one months' rent (inc VAT)

Subject to a minimum fee of £700.00 inc VAT

RENT COLLECTION:

- All services in LETTINGS SERVICE (if required) plus below
- Ensuring all of the safety paperwork e.g. Gas Safety certificate, Electrical safety checks etc. is in place for the commencement of the tenancy (any safety checks will be at your expense)
- Arranging for the Tenant(s) to set up a standing order payable to us on your behalf (other service levels)
- Arranging for the Tenant to make regular payments in accordance with their tenancy agreement
- Accounting to you throughout the term of the tenancy occupation with a statement of rent paid, invoices paid on your behalf and our fees / commissions

6% of the monthly rent (inc VAT)

Subject to a minimum monthly fee of £45.00 inc VAT

FULLY MANAGED:

- All services in LETTINGS SERVICE and RENT COLLECTION plus below.
- Assistance to transfer utility bills and Council Tax into Tenant's name(s)
- Holding a set of keys for the duration of our agreement
- Property Visits on a 6-monthly basis
- Recording renewal dates for safety records and arranging for renewal checks (All safety checks are at your expense)
- Arranging repairs and maintenance as required at the Property and accounting to you accordingly on your statement up to an agreed £250.00 inc. VAT
- Obtaining two estimates for maintenance likely to be over £250.00 inc. VAT
- Liaising with your Tenant regarding all matters in relation to the tenancy you have in place with them under our Management Service
- Serving a standard notice to end the tenancy agreement at the end of the fixed term or during a periodic tenancy (not for rent arrears or any other breach of the tenancy agreement; at your expense)
- Arranging a check out at the Property with your Tenant (Please refer to the Schedule of Fees in Part B to see if this will be at your expense)
- Obtaining quotes for any work required / identified as dilapidations or for those which are your responsibility
- Informing your Tenant and negotiating any potential deductions from the Tenancy Deposit (2hours included)
- Administering the agreed return of the deposit via [The Deposit Protection Service] or directly from our client account

12% of the monthly rent (inc VAT)

Additional fees and charges

Tenancy Arrangement and Preparation

To include preparing the tenancy agreement, providing a sample copy to your prospective Tenant, taking a Holding Deposit to show commitment to wish to enter into an agreement (subject to contract and references), arranging the Tenant's standing order (where applicable), accounting to you regarding the first rental paid less our fees.

- Management Service: An initial letting/set-up fee of 54% of one months' rent (inc VAT) Subject to minimum fee of £540.00 inc VAT
- Rent Collection Service: (If require Letting Service) An initial letting/set-up fee of 54% of one months' rent (inc VAT) Subject to minimum fee of £540.00 inc VAT
- Letting Service: Included in the one-off fee of 75% of one months' rent (inc VAT) Subject to a minimum fee of £700.00 inc VAT

Creating and management of tenancy agreement on renewal (charged per individual tenant)

- Management Service: £72 inc VAT
- Rent Collection Service: £72 inc VAT
- Letting Service: £84 inc VAT

Providing Duplicate Statement(s) if required by post

- £12 inc VAT per statement subject to a minimum charge
- £12 inc VAT minimum charge

Dealing with dishonoured cheques or payments from either the Tenant or you

- Management Service: £12 inc VAT
- Rent Collection Service: £12 inc VAT
- Letting Service: £12 inc VAT

Reporting to and making payments to HMRC for overseas Landlords without HMRC approval

- Management Service: £25 inc VAT
- Rent Collection Service: £25 inc VAT
- Letting Service: £25 inc VAT

Additional work undertaken outside the scope of our agreement

- Management Service: £15 per hour inc VAT
- Rent Collection Service: £15 per hour inc VAT
- Letting Service: £15 per hour inc VAT

Periodic Property Inspections

- Management Service: Six monthly inspections included
- Rent Collection Service: from £45 inc vat (price will vary depending on size of property)
- Letting Service: from £45 inc vat (price will vary depending on size of property)

Fee for arranging refurbishment or building work contracts for works over £1000.00

- Management Service: 10% of the total net value of the contractors invoice (labour and materials) Our fee is inclusive of VAT.

Service of a Section 21 Notice or a Notice to Quit

- Management Service - £48 inc VAT
- Rent Collection Service: £60 inc VAT
- Letting Service: £72 inc VAT

Key Cutting Service (key costs priced separately)

- Management Service: £24 inc VAT
- Rent Collection Service: £24 inc VAT
- Letting Service: £24 inc VAT

Float we will hold on account

- Management Service: Usually £250.00
- Rent Collection - N/A
- Letting Service - N/A

Charge where we have found a suitable Prospective Applicant and have proceeded with the application and you refuse their offer

- £360 inc VAT

HMO licensing (includes house visits with local authority)

- Management Service: £500 inc VAT
- Rent Collection - £550 inc VAT
- Letting Service - £550 inc VAT

Deposit protection administration fee (with TDS scheme)

- Management Service: £48 inc VAT
- Rent Collection - £60 inc VAT
- Letting Service - £60 inc VAT

Deposit dispute resolution between landlord & tenant (including response to deposit scheme arbitration in event deposit dispute resolution fails)

- Management Service: 2 hours included thereafter £34/hour inc VAT
- Rent Collection - £34/hour inc VAT
- Letting Service - £34/hour inc VAT