

LANDLORD FEES AND SERVICE SCHEDULE

Let Only

Sometimes all you need from an agent is to find a Tenant. And its good to know that the package you are getting represents value for money and there are no unexpected costs.

Often charges are made for extra bits and additional costs for what should be part of a fully managed property. Well for us it's all in, clear and easy prices so you know exactly what you are paying and with no compromise on service!

Common additional charges that are all part of our package include;

Set up / Administration fee	£0
Referencing / Right to rent checks	£0
Tenancy Agreement	£0
Protection of the Tenancy Deposit	£0
Inventory and Schedule of Condition	£0
Check in	£0

Commission Fee:

Year 1 12% inc. VAT

Year 2 0 % inc. VAT

Minimum fee: £960 (inc. VAT)

Fee payable in full at commencement of the tenancy.



See our full schedule below for details of all services included.

Sometimes there are circumstances that would give rise to additional services where we may charge a fee. For the full breakdown please see the **additional information and fees sheet**.

It is worth a note, **we do not add commission or fees to our contractors' invoices** for routine maintenance and repairs, for example the cost of an EPC with us is usually £66. You only pay the invoice that we receive from the contractor. No admin fee is applied by us and no commission is taken from the contractor. This helps to keep your costs and outgoings as low as possible.

Our packages can be tailored to your specific needs. Please contact us to arrange a consultation and to discuss your individual requirements.



Let Only Services

Discuss the rental market and demand in the area and agree the rental marketing price

Ensure compliance with statutory provisions

Provide advice on preparing the property for lettings

Market the property on Rightmove Zoopla and Prime Location

Produce full written property particulars, including photographs and a floor plan

Erect a board in line with the Town and Country Planning Act 1990

Carry out accompanied viewings

Provide regular feedback on viewings and interest in the property

Undertake an initial assessment of potential Tenants when making a pre tenancy application

Instruct independent references covering credit history, employment, income and previous landlords.

Undertake Right to Rent checks

Draft an Assured Shorthold Tenancy Agreement tailored to you and your property

Collect and protect the Tenancy Deposit in line with statutory requirements

Collect first months rent prior to occupation

Provide the Tenant with statutory information, such as gas safety certificates, how to rent guide, EPC and deposit details 'Prescribed Information'

Provide an Inventory and Schedule of Condition

Undertake 'check in'

Our full Terms of Business are available on request. If you would like to discuss any of the aspects of our service or to arrange a consultation, then please contact us on 01483 276565.

