



FEES TO LANDLORDS

Level of service offered

TENANT FIND: 90% of rent inc VAT

INCLUDES:

- Advertising and marketing your property
- Undertaking credit checks and references of proposed tenant
- Preparation of Inventory/Schedule of Condition at the beginning of the tenancy
- Preparation of the Lease
- Collect first months rent and deposit and notify utility companies & the Local Authority of the change of occupant.

FULLY MANAGED: 12% OF RENT inc VAT

INCLUDES:

- Advertising and marketing your property
- Undertaking credit checks and references of proposed tenant
- Preparation of Inventory, Schedule of Condition & Lease
- Notify Utility Companies and the Local Authority of the change of occupant
- Rent collections from Tenant and transferring payment to Landlord
- Dealing with any problems raised by the Tenant
- Regular inspections of the property and final check of the property at the end

SET-UP FEE FOR FULLY MANAGED PROPERTIES £240 inc VAT

INVENTORY PREPARATION IS SUBJECT TO QUOTATION.

WE CAN PROVIDE AN EPC IF REQUIRED AT A FEE OF £100 INC VAT.

WITHDRAWAL FEE (BEFORE THE TENANCY HAS STARTED) WHEN A LANDLORD TERMINATES AN AGREEMENT BEFORE THE TENANCY HAS STARTED, ANY ACTUAL COSTS INCURRED IN MARKETING AND SETTING UP THE PROPERTY ARE PASSED TO THE LANDLORD. MAXIMUM FEE OF £100 INCLUDING VAT.

WITHDRAWAL FEE (AFTER THE TENANCY HAS STARTED) WHEN A LANDLORD TERMINATES AN AGREEMENT AND THE TENANT REMAINS IN THE PROPERTY. 90% (INC VAT) OF ONE CALENDAR MONTHS RENT.



Client Money Protection provided by:



Independent Redress:





FEEES TO TENANTS

FIRST MONTHS RENT

IN ADVANCE

TENANCY DEPOSIT

EQUAL TO 5 WEEKS RENT

HOLDING DEPOSIT

MAXIMUM OF ONE WEEKS RENT

EARLY TERMINATION WHEN REQUESTED BY THE TENANT

A CHARGE NOT EXCEEDING THE FINANCIAL LOSS EXPERIENCED BY THE LANDLORD OR REASONABLE COSTS THAT HAVE BEEN INCURRED BY THE AGENT

DEFAULT CHARGE FOR LATE PAYMENT OF RENT

LIMITED TO INTEREST CHARGED AT 3% ABOVE BANK OF ENGLAND BASE RATE, WHEN RENT IS MORE THAN 14 DAYS LATE.

DEFAULT CHARGE FOR REPLACEMENT OF LOST KEYS OR SECURITY DEVICE

EQUIVALENT TO COST INCURRED

CHANGING THE TENANCY DOCUMENTS AFTER THE COMMENCEMENT OF THE TENANCY

£50 INC VAT

