

## Landlords Fees

The initial contract term is for 12 months which is an assured shorthold tenancy unless otherwise agreed

### Letting Service Fees

#### Let Only

60% of the initial months' rent (Minimum fee of £600)

- Provide market appraisal of current rental value & advise on any works required
- Provide advice with regards to compliance of safety and legal regulations
  - Carry out accompanied viewings
- Erect marketing board, market the property and advertise online
  - Organise tenancy agreements

#### Rent Collection

£360 set up plus 7.5% of gross rental value for the term of the let

In addition to let only service:

- Collect rent/ chase non-payment of rent
- Provide regular statements of account
- Make any HMRC tax deductions for overseas landlords

#### Fully Managed

£360 set up plus 11-15% of gross rental value for the term of the let (dependant on rental value)

In addition to let only & rent collection service:

- Carry out quarterly inspection & arrange general repairs
  - Provide advice on rent arrears
  - Provide rent review advice
  - Advise utility providers of changes
- Organise and advise on safety check requirements
  - 24hr emergency helpline

#### Additional Fees

Deposit registration fee- fully managed - **£60**

Deposit registration fee- let only & rent collection - **£90**

Inventory fee- dependant on property size - from **£80**

Annual Landlord Gas Safety Certificate - **£90**

Electrical Installation Condition Report - **£180**

Legionella - **£60**

Check Out- dependant on property size - from **£60**

EPC - **£90**

Tenancy renewals - **£150-£300**

Property Inspections - for non-managed properties - **£72**

Tenant referencing - **£60**

**All fees are inclusive of VAT. If you have any questions on our fees, please ask a member of staff.**