

FEES TO LANDLORDS



Fully Managed: **15% of the gross monthly income (inc VAT) subject to a minimum fee of £120 pcm (inc VAT). Plus £480 (inc VAT) landlord set-up fee at the start of each new tenancy**

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment / property presentation
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town & Country Planning Act 1990
- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake 3 or 4 inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term

Rent Collect: **11% of the gross monthly income (inc VAT) subject to a minimum fee of £102 pcm (inc VAT). Plus £480 (inc VAT) landlord set-up fee at the start of each new tenancy.**

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment / property presentation
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town & Country Planning Act 1990
- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions

Tenant Find Only: **4 Week's Rent + VAT subject to a minimum fee of £1,200 (inc VAT)**
Example £1200 rent x 12 (months) divided by 52 (weeks) x 4 (weeks) =
£1,107.69 + VAT (£1,329.23 inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment / property presentation
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town & Country Planning Act 1990
- Collect and remit initial month's rent received
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices

Inventory/Checkouts

Type of Property	Unfurnished Property Inventory/Check Out	Furnished Property Inventory/Check Out
Studio Flat	£90	£100
1 Bed, 1 Bath, 1 Recep, Kitch	£100	£120
2 Bed, 1 Bath, 1 Recep, Kitch	£115	£135
2 Bed, 2 Bath, 1 Recep, Kitch	£130	£150
3 Bed, 1 Bath, 1 Recep, Kitch	£130	£165
3 Bed, 2 Bath, 1 Recep, Kitch	£145	£185
4 Bed, 1 Bath, 1 Recep, Kitch	£180	£205
4 Bed, 2 Bath, 1 Recep, Kitch	£195	£235

*Prices based on standard sized properties eg Reception room, WC, Kitchen, Stairs/Landing, bedrooms, bathroom (additional fees will be applied to additional rooms).

**For larger properties please enquire for pricing.

*** Where a property has been let for 6+ years, please enquire for check out pricing

Electrical Installation Condition Report (EICR)

Up to 4 bedrooms	£180 (inc VAT)
5 bedrooms plus	£204 (inc VAT)

Additional Property Visits (£60 inc VAT)

To attend for specific requests such as neighbour disputes, monitor tenancy for possible breaches, maintenance issues etc

Rent Review Fee (£108 inc VAT)

Review rent in accordance with current prevailing market conditions and advise the landlord

Negotiate with tenant

Preparation and Sending of relevant forms

Direct tenant to make payment change as appropriate

Update the Tenancy Agreement

Photographs, Floorplan & EPC using Niche.com £132 inc VAT

Photographs & Floorplan using Niche.com £102 inc VAT

Energy Performance Certificate £120 inc VAT