

FEES TO LANDLORDS

LEVEL OF SERVICE OFFERED

Lettings Service

Long Let (6 months or more) **11% plus VAT** (13.20% inc VAT)

Short Let (less than 6 months) **18% plus VAT** (21.6% inc VAT)

INCLUDES:

- Market the property and advertise on relevant portals
- Carry out accompanied viewings
- Agree the market rent and find a tenant in accordance with landlord guidelines
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Collect and remit initial months' rent
- Collect and hold the Security Deposit in a nominated client account
- Arrange and negotiate any subsequent renewals
- Collect and remit the rent received
- Make any HMRC deduction until Inland Revenue Approval obtained (if applicable).

Fully Managed

Long Let (6 months or more) **17% plus VAT** (20.4% inc VAT)

Short Let (less than 6 months) **25% plus VAT** (30% inc VAT)

INCLUDES:

- 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 regular inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Arrange check out report, advise on proposed deductions, mediate between landlord and tenant on Deposit disputes, submit unresolved disputes to The Dispute Service.

ADDITIONAL FEES AND CHARGES

Tenancy Set up Fee for Lettings Only Service (landlord's share)

£200.00 (inc VAT)

Drafting Tenancy Agreement, amending terms, arranging inventory and check out report.

Tenancy Deposit Scheme Fee

£30.00 (inc VAT) per initial tenancy term and subsequent renewals.

Register the Deposit with the The Dispute Service (TDS) and provide Tenant and Landlord with certificate.

Inventory Fee (Landlord's share)

From £120.00 (inc VAT)

Dependent on the number of bedrooms and/or size of the property and outbuildings and provider used.