



Fully Managed Properties

Marketing Fee: £250 + vat (£300 Inc vat)

- Payable in advance

Includes:

- Comprehensive online marketing on Merryweathers website, social media, Rightmove, Zoopla and On The Market
- Full colour brochure and photographs
- Property displayed in branch
- To Let board
- Accompanied viewings included
- Property match and applicant register
- Referencing - credit checks, landlord references and employment references'
- Tenancy Agreements and Documents

Move In Fees:

- Payable from the first month's rent.
- Inventory £150 + vat (£180 Inc vat)
Comprehensive colour, dated Inventory
- Tenancy Deposit Registration £25 + vat (£30 Inc vat)
Tenancy Deposit Registration £25 + vat (£30 Inc vat) per annum, Thereafter

Monthly Management Fee: 12% + vat (subject to a minimum £45 + vat per month)

Includes:

- Monthly rent collection and chase of non-payment of rent
- Monthly statements (access 24/7 via our online portal)
- Organise and instruct contractors for quotes and repairs
- Routine inspections every 6 months
- Organise, instruct and check annual safety inspection reports
- Comprehensive colour dated Final Inspection Report

Additional Fees

Gas Safety Certificates:

- Annual Gas Safety Certificate without Service: £85 + vat (£102 Inc vat)
- Annual Gas Safety Certificate with Service: £105 + vat (£126 Inc vat)

Electrical Safety Certificates:

- £180 + vat (£216 Inc vat)

Energy Performance Certificates:

- £75 + vat (£90 Inc vat)

Notices:

- Section 8 Notice: £150 + vat (£180 Inc vat)
- Section 13 Notice: £25 + vat (£30 Inc vat)
- Section 21 Notice: £150 + vat (£180 Inc vat)

Key or Fob Charges

- £10 + vat (£12 Inc vat) and the cost of the key

Tenancy Renewals:

- £75 + vat (£90 Inc vat)

Inspection Charges:

- Request for Additional routine inspection: £35 + vat (£42 Inc vat)
- Void Inspections: £25 + vat (£30 Inc vat)

Annual Income and Expenditure Statements for HMRC:

- £75 + vat (£90 Inc vat)

Rent and Legal Protection:

- Rent and Legal Protection: £30 pcm
- Legal Protection only: £15 pcm



Let Only Properties

Marketing Fee: £250 + vat (£300 Inc vat)

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Includes:

- Comprehensive online marketing on Merryweathers website, social media, Rightmove, Zoopla and On The Market
- Full colour brochure and photographs
- Property displayed in branch
- To Let board
- Property match and applicant register
- Referencing - credit checks, landlord references and employment references'
- Tenancy Agreements and Documents

Move in Fee: £300 + vat (£360 Inc vat)

- Payable from the first month's rent

Includes:

- Sign up and Agreements
- Collection of first month's rent
- Verify documentation

Additional Fees

Gas Safety Certificates:

- Annual Gas Safety Certificate without Service: £85 + vat (£102 Inc vat)
- Annual Gas Safety Certificate with Service: £105 + vat (£126 Inc vat)

Electrical Safety Certificates:

- £180 + vat (£216 Inc vat)

Energy Performance Certificates:

- £75 + vat (£90 Inc vat)

Tenant Find Only

Marketing Fee: £300 + vat (£360 Inc vat)

- Payable in advance.

Includes:

- Comprehensive online marketing on Merryweathers website, social media, Rightmove, Zoopla and On The Market
- Full colour brochure and photographs
- Property displayed in branch
- To Let board
- Property match and applicant register