



LANDLORD FEES SCHEDULE

LEVELS OF SERVICE OFFERED:	TENANT FIND: 90% of the rent inc vat, minimum fee £600 (inc vat)	FULLY MANAGED 10.8% of rent (inc. vat), set up fee 60% inc vat of monthly rent
Property Appraisal and Rental Valuation	✓	✓
Provide guidance on compliance	✓	✓
Advertising and Marketing	✓	✓
Carry out accompanied viewings	✓	✓
Qualify prospective tenants	✓	✓
Referencing to include a credit check	✓	✓
Prepare the AST & supporting documentation	✓	✓
Deduct any pre-tenancy invoices	✓	✓
Advise all relevant utility providers of changes	✓	✓
Demand, collect and remit the monthly rent	✓	✓
Protect the deposit	✓	
Pursue non-payment of rent and provide advice on rent arrears actions	✓	
Undertake three routine inspections per annum	✓	
Arrange routine repairs and instruct approved contractors	✓	

Hold keys throughout the tenancy term	✓	
Annual income and expenditure report upon request	✓	
Security deposit dilapidation negotiations	✓	
Organise the annual gas inspection if required	✓	
Serving notices if required	✓	
End of tenancy inspection	✓	

Additional Non-Optional Fees and charges

- Energy Performance Certificate (EPC) £65.00 inc. vat)
- Gas Certificate up to (£78.00 maximum Inc. Vat)
- Electrical Installation Condition Report – (EICR) Up to £200 maximum inc. vat, dependant on the size of the property
- Portable Appliance Testing (PAT) Price upon request (inc. vat)
- Legionella Risk Assessment £60.00 inc. vat per tenancy
- Installing smoke detectors £30 per detector
- Deposit Registration £30.00 including vat per tenancy.
- Inventory From £90 Inc. Vat, dependant on the size of the property
- Renewal fee From £60 Inc. Vat
- Deposit Registration £30 inc. Vat

Our Redress Scheme

Thomas Jackson Estate Agents Ltd are a member of The Property Ombudsman Redress Scheme
TPO ID: D13869

Client Money Protect

Thomas Jackson Estate Agents Ltd are a member of UKALA Client Money Protection Scheme
Membership No: 145867