

## Landlord Services

### **Let Only – 6% of annual rent (7.2% Inc. VAT) - Subject to a £600 (£720 Inc VAT) minimum fee**

- Full professional marketing, including high-quality photography & Floorplans.
- Online advertising, including Rightmove.co.uk, Zoopla & OnTheMarket.com.
- Accompanied viewings included.
- Full tenant referencing (including Equifax credit checks).
- Right to Rent checks.
- Assured Shorthold Tenancy (A.S.T.) Agreement.
- Registration and protection of the tenancy deposit.
- Changeover of services (utility providers, local authority, etc.).

### **Rent Collection – Letting Fee + 5% of monthly rent (6% Inc. VAT)**

- ***Let Only benefits plus:***
- Collection of rent from your tenant(s).
- Rent arrears chasing.
- Payment of rent to your nominated bank account.
- Monthly income and expenditure statements.
- Rent review and lease renewal negotiations, as required.
- Ongoing utilities management.

### **Fully Managed – Letting Fee + 10% of monthly rent (12% Inc. VAT)**

- ***Let Only & Rent Collection benefits plus:***
- Dedicated property manager.
- Bi-annual property inspections (followed by an emailed report).
- Arranging maintenance and repairs (including 24-hour reporting for your tenants).
- Legislation updates from our expert team.

## Optional Extras (Inc. VAT)

We offer a range of additional services to our landlord clients, including;

Inventory Report & Check Out Service	1 Bed <b>£85</b>   2 Bed <b>£110</b>   3 Bed <b>£130</b>   4 Bed+ <b>£160</b>
Rental guarantee & Legal Expenses Cover	6-m <b>£220</b>   12-m <b>£315</b>   12- (paid monthly) <b>£29.25</b>
Additional Property Inspection	<b>£40</b>
Rent Review & Section 13 Notice	<b>£65</b>
Tenancy Renewal (fixed term agreement)	<b>£35</b> (F.C. / R.C.)   <b>£160</b> (Let Only)
Tenancy Deposit Dispute Resolution	<b>£125</b>
Legal Notice Fee	<b>£195</b>
Gas Safety Certificate	<b>From £70</b>
Electrical Installation Condition Report	<b>From £150</b>
Legionella Risk Assessment	<b>£95</b>
Energy Performance Certificate	<b>£96</b>
Professional Photography	<b>£95</b>   <b>If not included</b>
Professional Clean	<b>Price on application</b>

We will sometimes take a commission of up to 10% +VAT from our Approved Contractors (annually reviewed) to arrange works and/or certificates, as agents, for and on behalf of landlords. We have a process of reviewing contractors' insurance(s), essential qualifications, customer service performance, security/ data protection, personal ID and value for money. We will however cooperate with you to arrange access for your own contractors to carry out works, if required.

An emergency (out-of-hours) call-out charge from £150 (to include VAT & first hours' labour) will apply. For further information, please speak with a member of our team.

Tenant deposits will be held via T.D.S. - [www.tenancydepositscheme.com](http://www.tenancydepositscheme.com)

We are a member of Propertymark, membership number: M0209055 ([www.propertymark.co.uk](http://www.propertymark.co.uk))

We are a member of PRS, membership number: PRS021920 ([www.theprs.co.uk](http://www.theprs.co.uk))

We are a member of TDS, membership number: EW104313 ([www.tenancydepositscheme.com](http://www.tenancydepositscheme.com))

VAT number: 276 6804 65

Details of Professional Liability Insurance: MHGB2694577XB – Simply Business Insurance

Details of Professional Indemnity: CHBS4475205XB – Simply Business Insurance

Details of Client Money Protection Scheme (CMP): C0128555 – Propertymark