

LETTINGS SERVICE:

- Visiting your Property to provide a rental assessment
- Marketing the Property
- Conducting the Viewings with prospective Tenants
- Negotiating a Tenancy between yourself and prospective Tenants
- Taking a Holding Deposit which demonstrates both the Landlord and the Applicant's commitment to enter in an agreement subject to contract and references
- Doing Right to Rent checks
- Ensuring all of the safety paperwork e.g. Gas Safety certificate, Electrical safety checks etc. is in place for the commencement of the tenancy (any safety checks will be at your expense)

RENT COLLECTION:

- All services in LETTINGS SERVICE plus below
- Arranging for the Tenant(s) to set up a standing order payable to us on your behalf (other service levels)
- Arranging for the Tenant to make regular payments in accordance with their tenancy agreement
- Accounting to you throughout the term of the tenancy occupation with a statement of rent paid, invoices paid on your behalf and our fees / commissions

FULLY MANAGED:

- All services in LETTINGS SERVICE and RENT COLLECTION plus below.
- Informing the utility providers (gas, electric & water) and council tax of your new Tenant's details (where applicable)
- Holding a set of keys for the duration of our agreement
- A property visit during the first 12 months unless otherwise specified
- Recording renewal dates for safety records and arranging for renewal checks (All safety checks are at your expense)
- Liaising with your Tenant regarding all matters in relation to the tenancy you have in place with them under our Management Service
- Serving a standard notice to end the tenancy agreement at the end of the fixed term or during a periodic tenancy (not for rent arrears or any other breach of the tenancy agreement)
- Arranging a check out at the Property with your Tenant (Please refer to the Schedule of Fees in Part B to see if this will be at your expense)
- Obtaining quotes for any work required / identified as dilapidations or for those which are your responsibility
- Informing your Tenant and negotiating any potential deductions from the Tenancy Deposit
- Administering the agreed return of the deposit via [The TDS] or directly from our client account

12% of rent (inc VAT)

13% of rent (inc VAT)

19.2% of rent (inc VAT)

Additional fees and charges

Tenancy Arrangement and Preparation

To include preparing the tenancy agreement, providing a sample copy to your prospective Tenant, taking a Holding Deposit to show commitment to wish to enter into an agreement (subject to contract and references), arranging the Tenant's standing order (where applicable), accounting to you regarding the first rental paid less our fees and commission.

- Management Service: £390 inc VAT
- Rent Collection Service: £390 inc VAT
- Letting Service: £390 inc VAT

Preparation of Renewal Agreement

- Management Service: £150 inc VAT
- Rent Collection Service: £150 inc VAT
- Letting Service: £150 inc VAT

Commission for Letting Service after the initial term of the tenancy has expired

- Management Service: 0% inc VAT
- Rent Collection Service: 0% inc VAT
- Letting Service: 9.6% inc VAT in the second year
- Letting Service: 8.4% inc VAT in the third year

Waiting at the Property

- £30 per hour inc VAT

Providing Duplicate Statement(s)

- £18 inc VAT per statement subject to a minimum charge
- £0 inc VAT minimum charge

Reporting to and making payments to HMRC for overseas Landlords without HMRC approval

- Management Service: £120 inc VAT
- Rent Collection Service: £120 inc VAT
- Letting Service: £0 inc VAT

Property Visits

- Management Service: £120 inc VAT
- Rent Collection Service: £120 inc VAT
- Letting Service: £0 inc VAT

Fee for arranging refurbishment or building work contracts for works over £1000.00

- Management Service: 12% of the total net value of the contractors invoice (labour and materials) Our fee is inclusive of VAT.

Service of a Section 21 Notice or a Notice to Quit

- Management Service - Included in your service level
- Rent Collection Service: £120 inc VAT
- Letting Service: £120 inc VAT

Void Period Property Visits

- Management Service: £120 inc VAT
- Rent Collection Service: £120 inc VAT
- Letting Service: £120 inc VAT

Float we will hold on account

- Management Service: Usually £250.00
- Rent Collection - N/A
- Letting Service - N/A