

Fees to: LANDLORDS

We are an ARLA Licenced Member

**Independent Redress provided by The Property Ombusman
Client Money Protection (CMP) Provided by ARLA**

Let only 12% of rent (10% plus VAT)

- Visit the property and appraise it for rent achievable and works required
- Prepare details to be circulated
- Find a tenant and negotiate the terms on your behalf
- Take up references on the proposed tenants
- Collect the first month's rent and deposit
- Hold the deposit as stakeholder for term of the tenancy
- Arrange for an independent inventory company to prepare an inventory and check the tenant into the property.

Let Only with Rent Collection Service 14.4% of rent (12% plus VAT)

In addition to the Let Only service we include:

- The collection of rent
- Monthly accounts for your records
- Handling of FICO tax registration

Management 18% of rent (15% plus VAT)

In addition to the Let Only and Rent Collection services we include:

- The Management of all leasehold issues
- Arranging all leasehold repairs
- Provide monthly accounts
- Regular property visits

Full Management including FREEHOLD MANAGEMENT 20.4% of rent (17% plus VAT)

In addition to the Let Only, Rent Collection and Management services we include:

- Deal with the Freehold Issues
- Capital repairs
- Insurance Claims (free of charge to the Landlord)

This does not include the following unless otherwise instructed and agreed:

- Deal with Capital improvements and refurbishment 12% of total cost of works
- Payment of insurance premiums unless directly instructed to pay by the Landlord
- Provide a key holding service for the property while it is vacant
- Arrange for remedial works prior to lettings of the property
- Valuation for insurance

Additional non optional fees and charges

All PROPERTIES

Provision of a valid Energy performance certificate.....(No VAT)	£ 50.00
Annual Legionella review.....(£93.75 plus VAT)	£112.50
Withdrawal of property after photos and floor plan have been undertaken.....(100 + VAT)	£120.00
Provision of valid Gas safety test	£50.00
External Professional Inventory Clerk – Make of inventory.....	£120 to £190
Check in.....	£ 90 to £140
Make of inventory and check in together.....	£140 to £240
Check out.....	FREE OF CHARGE
Deposit registration fee under the Tenancy Deposit Scheme.....	FREE OF CHARGE

MANAGED PROPERTIES

Carbon Monoxide and Fire alarm Review	FREE OF CHARGE
Addition Property Visits.....	FREE OF CHARGE
Arrangement Fee for works.....	FREE OF CHARGE
Submission of Non Resident Landlords Receipts to HMRC.....	FREE OF CHARGE
Arranging basic redecoration.....	FREE OF CHARGE
Arranging more than two Contractors quotations.....	FREE OF CHARGE
Rent review charge.....	FREE OF CHARGE
Check out administration if deposit deductions are disputed.....	FREE OF CHARGE
New Tenancy Agreement.....(£150 + VAT)	£180.00
Court Attendance.....(£60.00+VAT)	£72.00

LET ONLY, RENT COLLECTION and VACANT PROPERTIES

Carbon Monoxide and Fire alarm Review	(£60 plus VAT)	£72.00
Addition property visits.....	(£40 plus VAT)	£48.00
Arrangement Fee for works.....per hour	(£60 plus VAT)	£72.00
Submission of Non Resident Landlords Receipts to HMRC.....	FREE OF CHARGE	
Arranging basic redecoration.....,per hour	(£60 plus VAT)	£72.00
Arranging more than two Contractors quotations.....per hour	(£60 plus VAT)	£72.00
Rent review charge.....	FREE OF CHARGE	
New Tenancy Agreement.....(£150 + VAT)		£180.00
Checkout administration if deposit deductions are disputed.....per hour	(£60 plus VAT)	£72.00
Court Attendance.....(£150+VAT)		£180.00