



## Letting with Harringtons:

Below is a list of Harringtons charges inclusive of VAT. As an independent agent, we aim to make our pricing as competitive as possible without compromising our service to ensure all tenants are correctly referenced and your property is compliant ready for a new tenancy to start.

## Tenant Find Only Service

Equivalent to Two Weeks rent + VAT and subject to a minimum charge of £420 inclusive of VAT (£350 + VAT) to include:

- Photographs and advertisement of your property
- Finding and referencing a tenant
- Preparing and ensuring signature of the Assured Shorthold Tenancy Agreement
- Deposit Protection

## Rent Collection Service

Equivalent to Two Weeks rent + VAT and subject to a minimum charge of £354 inclusive of VAT (£295 + VAT)

10% of the gross monthly rental income (Rental of £800pcm = £96) inclusive of VAT to include:

- Photographs and advertisement of your property
- Finding and referencing a tenant
- Preparing and ensuring signature of the Assured Shorthold Tenancy Agreement
- Collection of rent
- Chasing arrears if necessary
- Deposit Protection

## Full Management Service

Equivalent to Two Weeks rent + VAT and subject to a minimum charge £354 inclusive of VAT (£295 + VAT)

12% of the gross monthly rental income (Rental of £800pcm = £115.20) inclusive of VAT to include:

- Photographs and advertisement of your property
- Finding and referencing a tenant
- Preparing and ensuring signature of the Assured Shorthold Tenancy Agreement
- Collection of rent
- Chasing arrears if necessary
- Tenancy renewals
- Three or six-monthly property inspections
- Managing maintenance of the property
- Serving of notices to end the tenancy, if instructed
- Negotiation of deposit releases
- Deposit Protection

Do not hesitate to contact the lettings team in branch with any queries about our levels of service\*

## Charges for Inventory/Schedule of Condition (Included in Full Management Service)

Inventories and are paramount to any tenancy as these are your evidence of the condition of the property before the tenancy. These prices vary depending on the size of your property:

- One bedroom - £84.00 inclusive of VAT
- Two bedrooms - £102.00 inclusive of VAT
- Three bedrooms - £126.00 inclusive of VAT
- Four bedrooms - £138.00 inclusive of VAT
- Five bedrooms plus – to be quoted for by Inventory Clerk.



# Harringtons Landlord Charges

## Lettings Department

t: 01329 834 835

e: [lettings@harringtonsproperty.com](mailto:lettings@harringtonsproperty.com)

w: [www.harringtonsproperty.com](http://www.harringtonsproperty.com)

### Charges for Check-Outs/Schedule of Condition at End of Tenancy

Check-Outs will be done by the same clerks as at the start of the tenancy, as well as taking the ingoing inventory. This will ensure any damages caused by the tenant are spotted and evidence of such is provided.

- One bedroom - £72.00 inclusive of VAT
- Two bedrooms - £90.00 inclusive of VAT
- Three bedrooms - £102.00 inclusive of VAT
- Four bedrooms - £114.00 inclusive of VAT
- Five bedrooms plus – to be quoted for by Inventory Clerk.

### Other Charges:

- Landlords Gas Safety Certificate - £68 including VAT
- Boiler Service - £60 including VAT
- Court Appearance by a Harringtons Representative as necessary - £120.00 including VAT per half day
- Cutting of Keys – Cost of invoice plus £6.00 including VAT
- EPC (Energy Performance Certificate) - £95.00 including VAT
- Tenancy Renewal - £48 including VAT (Included in Full Management Service)
- Fixed Wiring Test (Electrical Inspection) – Up to three bedrooms £210.00 including VAT  
– Four bedrooms plus £264.00 including VAT

Harringtons Services Ltd

The Old Timbers, The Square, Wickham, PO17 5JG

