



Landlord Fees



Both our Tenant Find service and Management service are subject to a Contract and Deposit registration fee of **£240.00 including VAT**. Should the tenancy on expiry be renewed for another fixed term the fee is **£180.00 including VAT**.

Tenant Find Service – 8.4% inclusive of VAT of gross rental income over the contract period.

The Tenant Find service covers the following:

- Advertising your property to potential tenants & access to our database of professional tenants
- Sourcing suitable and reliable tenants for the property
- Accompanying potential tenants to view the property
- Obtaining references and conducting credit checks on potential tenants
- Providing you with information on the latest safety regulations
- Preparing the tenancy agreement
- Preparing the inventory and conducting a state of repair assessment on the property
- Checking in the tenant and agreeing the inventory

Full Management Service – 15% including VAT of gross rental income over the contract period (Taken Monthly)

Full management covers all of the above and a range of other services such as:

- Organising and managing the collection of the tenant's deposit
- Collecting the rent from the tenant
- Transferring the rental income to your account and providing you with statements of account
- Managing and arranging any necessary repairs
- Providing tenants with notice at the end of the tenancy
- Re-letting the property as quickly as possible and minimising any 'down-time'
- Dealing with legal aspects of the tenancy and property, including evictions, non-payment, harassment or problems with squatters



Rent Collection Service – 3% including VAT gross rental income over the contract period (Taken Monthly). Includes the Tenant Find Service and:

- Collect monthly rent payments and transfer funds to landlords account on a monthly basis
- Provide monthly account statements for the property
- Make any necessary payments to HMRC to comply with Non-Resident Landlord Scheme and file tax returns appropriately

Additional Services as Required

- Energy performance certificate - £114.00 including VAT
- Gas safety Certificate - £78.00 including VAT
- Section 21 Notice - £108.00 including VAT
- Yearly tax return - £60.00 including VAT
- Legionella Risk Assessment - £105.00 including VAT

Inventories & Check in Fees – These operate on a sliding scale depending on the size of the property, whether the property is furnished or unfurnished, and extra rooms. Please find below an approximate example of costs:

Unfurnished Inventory Make

1 Bedroom - £126.00 including VAT

2 Bedroom - £144.00 including VAT

Unfurnished Inventory Check in

1 Bedroom - £90.00 including VAT

2 Bedroom - £90.00 including VAT

Check Out Fee

£126.00 including VAT