

bluerow

SALES | LETTINGS | INVESTMENTS

Letting Service Options	Tenant Find	Let Only	Fully Managed
Standard Fees (Shown as a Percentage of Monthly Rent Collected For the Term of the Contract)	£474	1 Months Rent% or minimum of £895	12%
Marketing			
Rental Appraisal	Included	Included	Included
Marketing the Property	Included	Included	Included
Accompany Viewings	Included	Included	Included
Pre Tenancy			
Take up References and Credit Checks	£60 per Applicant	£60 per Applicant	£60 per Applicant
Collect Rent in Advance and Tenancy Deposit	N/A	Included	Included
Inventory and Schedule of Condition	£180	£180	£180
Complete Agents Tenancy Agreement	N/A	Included	Included
Send Standing Order for Ongoing Rent Payments	N/A	N/A	Included
Notify Utility Providers	N/A	Included	Included
Lodge the Deposit with the Deposit Protection Service (DPS)	N/A	Included	Included
Transfer the Deposit to Landlords DPS Account	N/A	N/A	N/A
Prepare and Supply Move in Statement	N/A	Included	Included
Smoke and Carbon Monoxide test	£48	£48	Included
On Going Tenancy			
Receive Rent and Remit to Landlord by BACS	N/A	N/A	Included
Itemise Monthly Statements by Post/Email	N/A	N/A	Included
Interim Property Inspections and Written Report	£75	£75	Included
Rent Arrears Management	N/A	N/A	Included
Tenancy Renewals/Rent Review/Supplemental Agreements/Completion	£300	£90	£90
Maintenance			
Instruct/Obtain Quotes per Contractor	£48 +cost	£48 +cost	Cost
Annual Gas Safety Certificate	£48 +cost	£48 +cost	Cost
Electrical Appliance (PAT) Test	£48 +cost	£48 +cost	Cost
Electrical Safety Inspection	£48 +cost	£48 +cost	Cost
End of Tenancy			
S21 Delivered by Hand and Completed Statutory Declaration	£90	£90	Included
Liaise with Inventory Clerk for Check-out	£30	£30	Included
Negotiate Deposit Release	N/A	£30	Included
Preparation of Documents in the Case of Deposit Dispute Claim	N/A	£120	Included
Preparation of Documents for your Solicitors/Court Attendance	N/A	£240	Included
Other Charges			
Rental Warranty and Legal Protection	N/A	£150	£150
Manage Insurance Claims (Not Processing Claim)	N/A	20% of Claim Value	6% of Claim Value
Manage Major Works	N/A	18% of Cost	10% of Cost
Purchasing Items	£30 +Cost	£30 +Cost	Cost
Legionella Risk Assessment	£48 +Cost	£48 +Cost	Cost
Energy Performance Certificate	£95	£95	£95
Vacant Property Visits (per Visit and Subject to Written Agreement)	£60	£60	£60
Sale of Property where instructed (Based on Sale Agreed Price)	1.2%	1.2%	1.2%
Abortive Let	£360	£360	£360
Copy Tenancy Documents/Statements (per item)	£18	£18	£18
Non-Resident Landlords Monthly Tax Administration Fee	N/A	N/A	£50 p.a
Notes			