LANDLORD FEES

All fees shown are inclusive of VAT
Version 06.25

Let Only Service

6 weeks of rent

Includes:

- Provide a rental valuation and source a tenant in accordance with landlord requirements
- Advise on the current market conditions and any recommended work for a successful let
- Explain current Lettings Legislation to ensure compliance
- Advise on non-resident tax status and relevant implications
- Advertise and market the property on relevant property portals for maximum exposure
- Erect a To Let board in accordance with The Town & Country Planning Regulations 2012
- Compile professional marketing brochures and window cards
- Carry out accompanied viewings and provide regular feedback
- Obtain and negotiate offers received
- Carry out and obtain references on chosen tenants
- Collect and process first months' rent and make HMRC deductions (if applicable)
- Arrange payment of the security deposit to the landlord unless otherwise instructed (as per optional services)
- Organise future rental payments from the tenant to your nominated bank account

Part Managed

6 weeks of rent & 8.4% monthly service charge

Let Only Service Plus:

- Collect and process the monthly rent received
- Provide monthly rental statements to show all incomings and outgoings
- Pursue any rent arrears that appear on the account
- Advise on action required to limit rent arrears accrual
- Instigate and manage claims for rent arrears (in the case of opting for our Rent Protection product)

Fully Managed

4 weeks of rent & 13.2% monthly service charge

Let Only Service & Part Managed Service Plus:

- Be the point of contact for any maintenance reported from the tenant
- Allow access to our 24/7 online maintenance reporting tool
- Arrange repairs and instruct approved contractors for maintenance work
- Receive and process all invoices for works carried out through your rental account
- Provide six monthly Property Visit reports to include photographs and any reported maintenance
- Negotiate and facilitate the disbursement of the security deposit at the end of term
- Option to use our AXA out of hours emergency maintenance service
- Legal Notice Provision

arla | propertymark PROTECTED

Client money protection (cmp) provided by: Propertymark

The Property Ombudsman

Independent redress provided by: tpo

ADDITIONAL NON-OPTIONAL FEES & CHARGES

Service	Price
Deposit Administration Fee (Chargeable Annually)	**£78**
Deposit Negtotiation and Submission to TDS (Let Only & Part Managed)	**£360**
Deposit Negtotiation and Submission to TDS (Fully Managed)	**Inclusive**
Referencing & Tenancy Agreement Fee	**£162**
Renewal or Extension of Tenancy (Let Only)	**£240**
Renewal or Extension of Tenancy (Part Managed & Fully Managed)	**£180**
Legal Notice Provision (Let Only & Part Managed)	**£180**
Legal Notice Provision (Fully Managed)	**Inclusive**
Tax Submission End of Year Statement	**£90**
Court Attendance (Let Only & Part Managed)	**£100 per hour**
Addendum to the Tenancy Agreement	**£90**
Duplicate Tenancy Agreement	**£45**
Right To Rent Checks Only	**£60**
Property Visit (Let Only & Part Managed)	**£75**
Additional Property Visits (Fully Managed)	**£60**
Rent Review on Periodic Tenancies (All Services)	**£180**
Attendance to meet Bailiff for repossession (LO or RC)	**£100 per hour**
Selective Licensing Administration Fee (Part Managed & Fully Managed)	**£390**

COMPLIANCE CHARGES

Service	Price
Gas Safety Certificate (GSC)	**£98**
Gas Safety Certficate with Boiler Service	**£186**
Energy Performance Certificate (EPC)	**£120**
Checking Smoke/Carbon Monoxide Alarm on First Day of Tenancy	**£60**
Installation of Smoke/Carbon Monoxide Alarms (chargeable per alarm)	**£60**
Electrical Installation Condition Report (1 bed)	**£204**
Electrical Installation Condition Report (2 bed)	**£228**
Electrical Installation Condition Report (3 bed)	**£246**
Electrical Installation Condition Report (4 bed)	**£276**
Electrical Installation Condition Report (5+ bed)	**£300**
Electrical Portable Appliance Test	**£180**

SCHEDULE OF CONDITION SERVICES

Service	Price
Inventory (1 Bed Unfurnished / Furnished)	**£162/£180**
Inventory (2 Bed Unfurnished / Furnished)	**£180/£198**
Inventory (3 Bed Unfurnished / Furnished)	**£198/£222**
Inventory (4 Bed Unfurnished / Furnished)	**£222/£252**
Inventory (5 Bed Unfurnished / Furnished)	**£252/£270**
Checkout (1 Bed Unfurnished / Furnished)	**£150/£168**
Checkout (2 Bed Unfurnished / Furnished)	**£168/£186**
Checkout (3 Bed Unfurnished / Furnished)	**£186/£210**
Checkout (4 Bed Unfurnished / Furnished)	**£210/£240**
Checkout (5 Bed Unfurnished / Furnished)	**£240/£264**

RENT & LEGAL PROTECTION SERVICES

Service	Price
£100,000 Rent Protection with Zero Excess	**£42 per month**

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