

In accordance with The Consumer Rights Act 2015 Section 83 our Landlord fees are as follows:

Services Offered

Rent Collection 12% (10%+Vat)

- Agree the market rent and find a Tenant in accordance with the Landlord guidelines
- Market the property and advertise on relevant portals
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Advise on refurbishment
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide Tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide Tenant with NRL8 (if relevant)

Fully Managed 18% (15%+Vat)

- Agree the market rent and find a Tenant in accordance with the Landlord guidelines
- Market the property and advertise on relevant portals
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Advise on refurbishment
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)
- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake four inspection visits per annum through the independent inventory company and supply the Landlord with a report
- Offer 12 months' rent protection cover (quote available upon request)
- Hold keys throughout the tenancy term
- Arrange a full inventory of the property and check in
- Arrange routine repairs and instruct approved contractors
- Register Landlord and Tenant details and protect the security deposit with a Government-authorized scheme

- Provide the Tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy
- Arranging access and assessing costs with contractor. Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works.
- Review rent in accordance with current prevailing market condition and advise the Landlord
- Negotiate with Tenant
- Direct Tenant to make payment change as appropriate
- Update the Tenancy Agreement
- Contract negotiation, amending and updating terms, arranging a further tenancy and agreement

We are members of The Deposit Protection Service, our agent I.D is - 1524005

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF