

LANDLORD FEES (Inclusive of VAT)

Introduction Only—set-up fee – 75% of the first month's gross rent . Points 1-4 (see below in red)

Full Management – set-up fee 50% of the first months rent monthly fee of 10% (see below in red)
(Negotiable)

Sale of property to tenants (s) – 1.2% of achieved sales figure

Inventory– £50-120 then £12 per extra room

Gas Certificate + service- £60 (Renewed yearly)

EPC-£65.00 (Renewed 10 yearly)

Electrical report- £120.00 (Renewed 4 Yearly)

Legionella Risk Assessment—£65.00 (renewed two yearly)

- 1) Our Service provides comprehensive marketing of your property to include newspaper advertisements and internet advertising on the Allan Morris, Rightmove & OnTheMarket websites to include external and internal photographs where possible, along with internal office displays and provisions for a To Let Board
- 2) Tenant selection and the provision of full credit references from an independent agent reference agent
 - 3) Transfer of initial rent
 - 4) Preparation of the Tenancy agreement
 - 5) Setting up of standing order
 - 6) Notifying utility companies of the change in occupation
 - 7) Inspecting the property on a regular basis
- 8) Organising property repairs. Liaising with contractors, organising yearly gas certificates and generally keeping you asset in safe hands.
- 9) Organising a full inventory before the tenancy and conducting a check out when the tenancy comes to an end. If there is any disputes we will deal with the Tenancy Dispute Service and help resolve any issue in a professional manner.

MANAGED TENANCY FEES

Deposit Registration Fee: £36.00 (inc VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme
- Provide the tenant (s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Additional property visits: £66.00 (inc VAT)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

Arrangement Fee for works over £750.00: £300.00 (inc VAT)

- 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

Arrangement fee for refurbishments over £1000.00 £420.00 (inc VAT)

- 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

Renewal Fee (landlords share) £66.00 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

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