



## **LANDLORD SERVICES FEES**

Monthly Management Fee – 9% of the monthly rental income.

Lettings/Advertising Fee (Fully Managed Package) - £195 deducted from 1<sup>st</sup> month's rental income. Fee includes: marketing the property, finding a suitable tenant, providing tenancy agreement, inventory, dealing with all aspects of the tenant's deposit, collecting rent, periodic inspections and full management service as detailed on website.

Let Only Fee - £295 which is payable to market the property, find a suitable tenant, provide the tenancy agreement, collect tenants 1<sup>st</sup> month's rent and deposit. The landlord then takes over the management of the property.

Tenancy Renewals – No charge to landlord.

Deposit Scheme – No charge to landlord (we deal with all aspects of the tenants deposit bond which includes registering and returning the deposit via the government backed scheme The DPS, Deposit Protection Scheme. A small administration fee may be charged to the landlord if a Dispute Resolution Case is required in relation to any dispute with the tenants deposit refund).

Inventory – No charge to landlord.

Additional property visits requested by landlord - £30 (we include 2x Inspection Visits per year free of charge within our Fully Managed Package, carried out at 6-monthly intervals).

Gas Inspection and Certificate – Free for the 1<sup>st</sup> year (then £50 annually after the 1<sup>st</sup> year).

Legionella Risk Assessment - £20 per year when carried out on the same visit as the gas inspection (£40 per year if carried out on a separate visit).

Energy Performance Certificate - £55 for the EPC certificate which is valid for 10 years. (Sometimes it is possible to obtain a valid EPC online therefore there would be no charge to the landlord).

Electrical Safety Testing EICR & PAT Testing – The fee depends on the size of the property and how many portable electrical appliances there are within the property – average fees range from £120-£140 but are quoted to the landlord first.

## **TENANT SERVICES FEES**

Credit Check/Application Fee - £40 per adult over 18 years old. This includes all admin costs including credit checks, tenants referencing, employer reference, current landlord reference, CCJ/Bankruptcy check.

Applicants guarantor check - £40 per guarantor.

Tenancy Renewal Fee - £20 per adult over 18 years old.

Tenancy Agreement – No charge.

Move in Appointment – No charge for weekday office hours. (£30 charge for weekends or after 5pm on a weekday)