

Landlord Fees - Let Only - £349

- Market appraisal to ensure getting current market rent.
- Advice on necessary works e.g. gas safety certificate.
- Marketing of the property including photographs and property details.
- Email sent to database of potential tenants.
- Viewings of the property with a member of our team.
- Any feedback from viewings passed onto landlord.
- Credit checks and right to rent checks made on behalf of landlord.
- We will collect deposit and first month's rent .
- All contracts for tenancy made up and signed by required parties.
- Arrange moving in and key collection date.
- Contact details and bank details passed over to Landlord for future payments.
- Tenancy agreement passed over to Landlord.

Landlord Fees - Fully Managed - £285 Set Up Fee

Monthly management fee is 9% of gross rent.

This service includes all of the above plus:

- Monthly accounts of incomings and outgoings.
- Meter readings taken upon check in and check out.
- All tenant issues answered and dealt with accordingly.
- Any tenant requests put to the Landlord.
- Any works agreed by the Landlord to be carried out by the appropriate trade.
- Reminder of necessary licenses e.g. gas safety certificate.
- Rent transferred to Landlords account on nominated day.
- 24 hour emergency trades arranged.
- Periodic property inspection and feedback given to Landlord.
- Deposit put into the deposit protection scheme.
- Check out organised and sort out deposit return.

Additional Services

- Rent Guarantee
- Legal cover
- Gas safety certificate - £55 (1 year)
- EPC - £55 (10 years)
- EICR - £140 (5 years)
- Additional visits - £25
- Gardening service, quotation upon request.
- Cleaning service, quotation upon request.