

## FEEES TO LANDLORDS

(All fees inclusive of VAT)

	Fully managed – 13.8%	Tenant Find
<b>Letting fee</b>	<b>£260</b>	<b>60% of rent (Minimum fee of £420)</b>
Advertising and marketing of property	✓	✓
Accompanied viewings	✓	✓
Arranging for application form(s) to be completed by applicant(s), taking up references and carrying out credit checks. Where necessary, requesting a guarantor	✓	✓
Preparing a Tenancy agreement/renewal of tenancy including negotiation, amending and updating terms	<b>£120</b>	<b>£120</b>
Providing advice on compliance	✓	✓
Collecting and remitting initial rent	✓	✓
Collecting and registering deposit with the Deposit Protection Service	✓	✓
Arranging a comprehensive inventory with photographs	<b>Quote provided</b>	<b>Quote provided</b>
Collecting rent and remitting to Landlord with statements	✓	×
Following up rent arrears	✓	×
Carrying out regular visits to the property throughout the tenancy with a full report to the Landlord	✓	×
Arranging any works or repairs at the property. Liaising with tradespeople and tenants	✓	×
Annual rent reviews and implementation	✓	×
Arranging safety inspections	✓	×
Carrying out end of tenancy inspections and dealing with deposit release with no dispute	<b>£60</b>	<b>£90</b>
Serving relevant notices	✓	×
Dealing with a tenancy dispute	<b>£60</b>	<b>£90</b>
Arrangement fee for maintenance work carried out between tenancies	<b>6% of total cost</b>	<b>6% of total cost</b>

Arrangement fee for works costing over £1000 (arranging access, obtaining quotes, assessing costs, ensuring work carried out to specification)	<b>6% of total cost</b>	<b>N/A</b>
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**Please note we do not charge commission on any of our contractor invoices**



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