

Our Lettings Fees

Security deposit - 5 Weeks rent

Holding deposit - 1 Weeks rent

Please note the following points

1. The landlord has 15 days to make a decision once a holding deposit is taken.
2. If the tenancy does not go ahead then the money will be repaid in full within 7 days of the deadline being reached or the landlord backing out.
3. The holding deposit will be forfeit if the tenant backs out of the tenancy agreement themselves, fails right to rent checks, has provided false or misleading information, or where the landlord tries their best to get the information needed but the tenant fails to provide it within the 15 days.

Landlords Fees Let Only Service

Setup fees

7% +vat (8.4%) of the 1st year's rent. Eg. Annual rent is £12,000 set up fees will be £840 +vat (£1008)

Renewal of tenancy let only - £125 +vat (£150)

Renewal of tenancy agreement for fully managed or rent collection service - £100 +vat (£120)

What's Included?

Inventory and Schedule of condition - Included in set up charges

Setting up of tenancy including providing all necessary legal paperwork

Collect and transfer your initial monthly rent

Deduct any pre-tenancy invoices and where appropriate arrange collection of any shortfall from Landlord

Set up standing orders

Obtain Tenant Credit, ID & Immigration Checks, Tenant Employment & Landlord References

Produce a suitable Tenancy Agreement and obtain signatures

Register landlord and tenant details and protect the security deposit with government-approved scheme

Provide tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the start of the tenancy

Rent Collection Service

8% +vat based on the monthly rent (9.6%) + Let only service charges

What's Included?

Collect your Rental Payments & provide statements

Deduct commission, fees and cost of any works if appropriate

Arrange payments from rent for statutory requirements

Deal with HMRC returns for Non-Resident Landlords

Fully Managed Service

10% +vat based on the monthly rent (12%) + Let only service charges

What's Included?

Same service as Let only and rent collection as well as.....

Carry out three property inspections per annum to ensure the property is being

Hold a set of 'Management Keys' securely throughout the Tenancy

Obtain Signatures for Keys and any Manuals issued on move-in day

Deal with any maintenance issues arrange payment to contractors from the next month's rent

Our client money protection cover is supplied by Client Money Protect and the registration number is CMP003690

