

### Landlord Fees

Services	Full Management	Tenant Find
Providing a rental valuation of the property	✓	✓
Accompanied viewings	✓	✓
Comprehensive advertising & marketing of your property	✓	✓
Arrange Gas Safety Certificate, EICR & Smoke Detection System	✓	✓
Tenant Referencing	✓	✓
Preparation & Signing of Occupation Contract (Renting Homes (Wales) Act 2016)	✓	✓
Collection of Deposit & Register with Deposit Protection Service	✓	£40
Notify Utility Companies & Council Tax with change of contract	✓	X
Collection of Rent & Credit Control	✓	X
Handling of Maintenance	✓	X
Serving Evictions & Dealing with court proceedings	£25 per hour	X
Detailed monthly statements & BACS transfer of funds	✓	X
Rental Guarantee & Legal Protection	Extra	X
Full Inventory Listing including photo evidence	£150	£200
Full vacating checks & handling of necessary works to re-let	✓	X
Setup Fee	No Charge	60% of the rent (Minimum £300)
Rent Smart Wales	£60	X
Renewal Fee	No Charge	£60
Maintenance Charges	% of the cost of work	X
New HMO License Application	£120	£180
Renewal of HMO License	£60	£120
Market Appraisal	No Charge	£96
Deposit Dispute Resolution Service via DPS &/or Solicitors	£48	X

Please note that all prices include VAT.

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