

The lettings sector has often come under scrutiny for Letting Agents having hidden fees and that is why as of 2015, **ALL** Letting Agents had to list their fees on their website and on display in their office. There seems to be an unlimited list of extras added on to the standard fees that letting agents charge.

We are the only local agent that offer these 'extras' under one very competitive fee to simplify things and give our clients the best deal possible.

- NO EXTRA CHARGE FOR INVENTORIES
- NO EXTRA CHARGE FOR CHECK IN
- NO EXTRA CHARGE FOR DEPOSIT REGISTRATION
- NO EXTRA CHARGE FOR ARRANGING GAS SAFETY
- NO EXTRA CHARGE FOR SERVICE OF NOTICES
- NO EXTRA CHARGE FOR ARRANGING EXTRA KEYS TO BE CUT

	Letting Only	Rent Collection	Full Management
Visit property to provide a rental valuation and advise landlord of current market situation.	✓	✓	✓
Advertising and extensively marketing the property via all major property websites and other sources.	✓	✓	✓
Interviewing prospective tenants and taking up references i.e. employer, accountant, previous landlord (where applicable), 'Right to Rent' and credit check. Where necessary, additional security would be requested by means of a guarantor.	✓	✓	✓
Prepare and provide the Tenancy Agreement necessary for the landlord to gain protection of the relevant Rent and Housing Acts.	✓	✓	✓
Taking a deposit from the tenant, and protecting this deposit under the requirements of Tenancy Deposit Scheme until the end of the tenancy when the property and contents have been checked and handling any termination issues.		✓	✓
Arrange and supply a detailed inventory and arrange for the check-in and check-out of tenants.		✓	✓
Liaise with service companies (electricity, gas, council tax & water), and advise them of the transfer of service contracts to the tenant at the beginning of each tenancy.		✓	✓
Tenancy renewal and negotiation of rental increases (fee applicable, please see over).	✓	✓	✓
Arrange an inventory check / update at the end of the tenancy, and negotiate with matters relating to wear and tear before the release of the tenant's deposit (if required).		✓	✓
Collecting the rent monthly and paying over to the landlord monthly (normally sent within 24 hours of collection) less any fees or expenses due or incurred for the period. Payments will be made by direct bank transfer and a detailed rent statement will be forwarded to the landlord.		✓	✓
Chasing any unpaid / late rents.		✓	✓
Inspections of the property are carried out twice yearly and a detailed report is sent to the landlord.			✓
Co-ordination of repair or maintenance including arranging for tradesmen to attend the property and obtaining estimates where necessary, supervising works and settling accounts from rents received.			✓
Making payments on behalf of the landlord from rents received for costs in managing the property.			✓
Hold keys throughout the duration of the tenancy.			✓

Letting Only	8% + vat (9.6%) of gross rent due for the term
Rent Collection	11.5% + vat (13.8%) of gross monthly rent
Full Management	13.5% + vat (16.2%) of gross monthly rent



Tenancy set-up fee (admin / marketing etc.)	£200.00 + vat (£240.00)
Tenancy renewal (Managed & Rent Collect)	£150.00 + vat (£180.00)
Tenancy renewal (Letting Only)	£300.00 + vat (£360.00)
Rent & Legal Protection (added to standard fee)	2% + vat (2.4%) (Rent Collect & Managed only)
Property Inspection (per visit and report)	£40.00 + vat (£48.00)
Arrange and supply an Energy Performance Certificate (EPC)	£95.00 + vat (£114.00)
Making representations to the Dispute Service or ADR in relation to deposit disputes	£150.00 + vat (£180.00)
Preparing paperwork and supplying to solicitors for court eviction of tenants	£150.00 + vat (£180.00)
Inventory Check-Out	£120.00 + vat (£144.00)
Tenancy Agreements	Included
Deposit Protection	Included
Land registry check (proof of ownership)	Included
Arranging gas safety certificate (Managed only)	Included (engineers costs)
Issuing notice & commencing possession procedure	Included
Inventory	Included
Duplication & testing of extra keys	Key cutting cost only
Early termination (if contract terminated whilst PS tenant in situ)	Equal to 1 months' rent

Client Money Protection (CMP) provided by: ARLA



Independent redress provided by: TPOS



**PRICE PROMISE:** We guarantee to match or beat any other local agents fees for the same service!