



ROSEWOOD

PROPERTY

RESIDENTIAL SALES & LETTINGS



Lettings & Tenancy Management Fees

OUR SERVICES

Lettings & Property Management

**FULLY
MANAGED**
*

**ESSENTIAL
MANAGED**
*

**RENT
COLLECT
ONLY**

**TENANT
FIND
ONLY**

ALL PRICES INCLUDE VAT

	FULLY MANAGED *	ESSENTIAL MANAGED *	RENT COLLECT ONLY	TENANT FIND ONLY
Fees per month (except Tenant Find Only)	18%**	12%**	9%	60% of 1st Month's Rent ***
Setup fee per new tenancy	✓	£180	£180	✓
Marketing Appraisal, compliance information & valuation of property	✓	✓	✓	✓
Full marketing including photography and marketing on portals	✓	✓	✓	✓
Accompanied viewings, a dedicated agent to accompany all viewings	✓	✓	✓	✓
Tenant Liaison and Negotiation	✓	✓	✓	✓
Detailed referencing for maximum 2 tenants (additional tenants £60 each)	✓	£90	£90	£90
Contracts, creation of tenancy agreement, including all legal information	✓	✓	✓	✓
Registration of deposit into TDS scheme, register, provide legal certificate and documents (only with Rosewood inventory)	✓	✓	£75 TDS Custodial	£75 TDS Custodial
Detailed Inventory to include photos	✓	£180	£180	£180
Rent collection, monthly collection including chasing when and where required	✓	✓	✓	✗
Planned legally required arrangement of certification Inc. Gas Safety, EICR, FRA etc.	✓	✓	✗	✗
Ad-hoc maintenance, arising issues to be investigated and arranged to be fixed	✓	✓	✗	✗

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Property Inspection report to Landlord and update to Tenant	✓ x 2	✓ x 1	£60	£60
Move out report with explanations for deductions & photographic evidence	✓	✓	£180	£180
Section 21 Notice with form 6a by hand delivery of notice to Tenants	✓	£120	£120	£120
Key Holding Service available for contractors/tenants as instructed by the Landlord	✓	✓	£60	£60
Vacant Property Checks	✓	£60	£60	£60
Annual Account Statement	✓	£60	£60	£60
Rent Increases liaising with Landlord and Tenants Serving Section 13	✓	£120	£120	£120
Tenancy Agreement Renewal of a fixed term tenancy plus De-Regulation Act compliance and other legally required documents	✓	£120	£120	£120
Monthly HMO Alarm Testing on licensed HMO properties a requirement by law	✓	£30	£30	£30
Preparing of HMO License, discounted cost available with our Propertymark membership	✓	£120	£120	£120
Accompanied council visits	✓	£120	£120	£120
Rent Guarantee available on request	POA	POA	POA	POA

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Purchasing of items Inc. Delivery to property £ per item	£24	£24	£24	£24
Fire Risk Assessment	POA	POA	POA	POA
Project managed works over £1,000 = 7% of value of work	N/A	N/A	N/A	N/A
Energy Performance Certificate produced with property floor plan	£118.80	£118.80	£118.80	£118.80
Hourly Rate for additional requests by Landlords outside services included or agreed	£75	£75	£75	£75
Cancellation Fee - If you withdraw your property after references have been applied for on any prospective tenants	£600	£600	£600	£600

KEY NOTES:

- * Management MUST include our own Contractors/Tradespeople
- ** Fees apply for a minimum of 1 year managed
- *** Minimum £500 fee applies



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PROFESSIONAL

Qualified experts with deep knowledge of the City of Exeter & County of Devon with decades of proven experience. Delivering exceptional marketing with meticulous results for you and your home together with an unrivalled customer experience.

INNOVATIVE

We have an inventive approach to enhancing the marketing of your home through modern multimedia incorporating drone & virtual videography, professional photography and the prestigious property portals where we present your home.

DISTINGUISHED

With our excellence, brand reputation, associations & qualifications within the trusted property organisation & regulatory body you can be very confident that you are in safe hands when selling or letting your home through Rosewood Property.

BESPOKE

Our attention to detail in the marketing of your home, the delivery of a tailored experience to every client that walks through our door together with our passionate personable demeanour makes us a perfect match to you and your home.

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Tel: 01392 247700 Email: info@rosewood-property.co.uk