

# MANAGEMENT FEES

## LETTING PROPERTY DEMANDS A KNOWLEDGE OF THE LAW

"Landlords are governed by more than 145 pieces of legislation. And whether you're an accidental landlord or a professional one, the same rules apply, so it's important you're up to speed before marketing your property. If you haven't complied with all these important steps at the start of the tenancy, you may find yourself in a vulnerable position should anything go wrong. For example, you won't be able to evict your tenants in the unlikely event that you need to; it takes 43 weeks on average to regain possession of a property from the Court and can be a very complicated process.

"As a landlord, if you are confident that you understand all the laws and can implement them correctly, you can self-manage. If you are not and do not want to risk tens of thousands of pounds in fines and potential prison sentences, use an ARLA Propertymark Protected agent who will guide you through the process and ensure there aren't any mistakes made. Letting your property is a big decision, both for you and the tenants that will be living there and it is very important you understand and appreciate what this business relationship entails."

*Peter Savage - ARLA President and Government advisor*

### FULL MANAGEMENT **GOLD**

12.5% plus VAT per month | 15% inc. VAT per month

	PLUS VAT	INC. VAT
SET UP FEE	£415.00 (plus VAT)	£498.00 (inc. VAT)
ADMINISTRATION FEE FOR HOLDING DEPOSIT		FREE
RENEWAL OF TENANCY AGREEMENT FEE		FREE
RENT GUARANTEE, LEGAL AND COURT COSTS FOR POSSESSION		FREE
FULLY REFERENCED TENANTS		FREE

#### SERVICE INCLUDES:

- Initial visit to include rental valuation, advise on letting and services
- Marketing the property
- Accompanied viewings
- Introducing tenant and negotiating terms
- Preparing Tenancy Agreement
- Rental insurance (nil excess)
- Advising utility companies
- Inventory and Schedule of Condition with colour photographs
- Registering the Deposit
- Collecting all rents
- Full Property Management with a dedicated Property Manager
- Property visits
- 24hr maintenance line
- Check-out
- Negotiating the deposit return
- No additional fees
- Full rental guarantee cover (nil excess), all legal and court costs for possession covered

### FULL MANAGEMENT

10% plus VAT per month | 12% inc. VAT per month

	PLUS VAT	INCLUDING VAT
SET UP FEE	£415.00 (plus VAT)	£498.00 (inc. VAT)
ADMINISTRATION FEE FOR HOLDING DEPOSIT		£25.00 (inc. VAT)
RENEWAL OF TENANCY AGREEMENT FEE		£100.00 (inc. VAT)
LEGAL AND COURT COSTS FOR POSSESSION		FREE
FULLY REFERENCED TENANTS		FREE

#### SERVICE INCLUDES:

- Initial visit to include rental valuation, advise on letting and services
- Marketing the property
- Accompanied viewings
- Introducing tenant and negotiating terms
- Preparing Tenancy Agreement
- Inventory and Schedule of Condition with colour photographs
- Advising utility companies
- Registering the Deposit
- Collecting all rents
- Full Property Management with a dedicated Property Manager
- Property visits
- 24hr maintenance line
- Check-out
- Negotiating the deposit return
- All legal and court costs for possession covered



# MANAGEMENT FEES

## RENT COLLECTION SERVICE

6.67% plus VAT per month | 8% inc. VAT per month

	PLUS VAT	INCLUDING VAT
SET UP FEE	£415.00 (plus VAT)	£498.00 (inc. VAT)
ADMINISTRATION FEE FOR HOLDING DEPOSIT		£25.00 (inc. VAT)
RENEWAL OF TENANCY AGREEMENT FEE		£100.00 (inc. VAT)
FULLY REFERENCED TENANTS*	£100.00 (plus VAT)	£120.00 (inc. VAT)

### SERVICE INCLUDES:

- Initial visit to include rental valuation, advise on letting and services • Marketing the property
- Accompanied viewings • Introducing tenant and negotiating terms • Preparing Tenancy Agreement • Credit check
- Inventory and Schedule of Condition with colour photographs • Advising utility companies • Registering the deposit
- Collecting all rent • Check-out

## TENANT FINDING SERVICE

Three weeks rental plus VAT (minimum fee £500.00 + VAT (£600.00 inc VAT) Sole Agency only)

### SERVICE INCLUDES:

- Initial visit to include rental valuation, advise on letting and services • Marketing the property
- Accompanied viewings • Introducing a tenant and negotiating terms • Credit check • Preparing Tenancy Agreement

## TENANT FIND OPTIONAL SERVICES

		PLUS VAT	INCLUDING VAT
SCHEDULE OF CONDITION & INVENTORY WITH COLOUR DIGITAL PHOTOGRAPHS	UNFURNISHED:	£125.00 (plus VAT)	£150.00 (inc. VAT)
	FURNISHED:	£175.00 (plus VAT)	£210.00 (inc. VAT)
CHECK-IN WITH THE TENANT AT THE PROPERTY		£125.00 (plus VAT)	£150.00 (inc. VAT)
CHECK OUT		£125.00 (plus VAT)	£150.00 (inc. VAT)
RENEWAL OF TENANCY AGREEMENT FEE		£125.00 (plus VAT)	£150.00 (inc. VAT)
SERVING OF SECTION 8 OR 21 NOTICE		£125.00 (plus VAT)	£150.00 (inc. VAT)
SERVICE OF SECTION 13 NOTICE FOR RENT INCREASE		£125.00 (plus VAT)	£150.00 (inc. VAT)
PROPERTY VISIT		£125.00 (plus VAT)	£150.00 (inc. VAT)
ARRANGING GAS SAFETY CERTIFICATE		£150.00 (plus VAT)	£180.00 (inc. VAT)
FULLY REFERENCED TENANTS*		£100.00 (plus VAT)	£120.00 (inc. VAT)

\*Two fully referenced tenants.

