



Landlords Property Management Fees

You will find

Expertise in the financial and property market in UK – over 15 years experience

Personalised service and one point of contact person who will bring the right contractor in based on your needs, from property management, certification, development

Efficient, professional and vetted merchants, available at short notice to resolve your problems

Guidance and Compliance with latest statutory requirements

Good communication and advice for your tenants

Help in property maintenance and procedures, also available for empty properties.

Emergency contact for all sorts of maintenance problems

All fees are charged monthly, so rent is paid from Month

Fully Managed Service 20%,(incl. VAT) includes periodic inspection and more extensive maintenance coverage;

- Tenancy renewals department
- Managing good quality repairs using approved local contractors
- Periodic property inspections
- Accounts department to manage costs of repairs
- Informing utility companies of tenancy changes
- Advising over dilapidations at the end of tenancy
- Full referencing and credit checks on your prospective tenants
- Drawing up the tenancy agreement, including managing the inventory

- Organising gas and electrical checks and Energy Performance Certificates
 - Holding the tenant's deposit in an approved Tenancy Deposit Scheme
 - Collecting rent on a monthly basis and paying this into your bank account by BACS within 10 working days, on an agreed date
 - Negotiating tenancy renewals on your behalf
 - Managing checkout procedures and inspections when tenants leave
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Rent collection and Lettings Only Service 15% (incl. VAT)

- Pre-letting services, rental valuation & advice, consent to let, arrangement of photographic reportage & floor plans, market the property in leading UK's portals and third party referrals,
 - Full referencing and credit checks on your prospective tenants
 - Drawing up the tenancy agreement using NRLA standards, including managing the inventory
 - Organising gas and electrical checks and Energy Performance Certificates
 - Holding the tenant's deposit in an approved Tenancy Deposit Scheme
 - Collecting rent on a monthly basis and paying this into your bank account by BACS within 10 working days, on an agreed date
 - Negotiating tenancy renewals on your behalf
 - Managing checkout procedures and inspections when tenants leave
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Lettings Only 10% (incl. VAT)

- Pre-letting services, rental advice, arrangement of photographic reportage & floor plans, market the property in leading UK's portals and third party referrals
 - Full referencing and credit checks on your prospective tenants
 - Drawing up the tenancy agreement using NRLA standards, including managing the inventory
 - Organising gas and electrical checks and Energy Performance Certificates
 - Holding the tenant's deposit in an approved Tenancy Deposit Scheme
 - Negotiating tenancy renewals on your behalf
 - Managing checkout procedures and inspections when tenants leave
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Property Handover £500 – rental advice, arrange photographic reportage and floor plans, accompany tenants to viewings, feedback on viewings

Vacant Property Care £100/month upwards, depending upon requirements

Property Refurbishment or work over £2500 – arrangement fee 10% of net cost

Obtaining more than 2 quotes £50 per quote

Waiting at a property for deliveries or repair men £50 per hour subject to a 2 hour minimum

Insurance claims £50 per hour

Certification

Gas Safety £120

PAT Test £75

Electrical Installations (5-yearly) £275

EPC £75

HMO License Application handling £250

HMO License Holding £100 p.a.

Pre-Letting

Consent to Let £50, if required

Tenancy Agreement £200

Right to Rent Checks £50

Creation of new Inventory £150 upwards – please ask for a quotation

Check-in £200 upwards – please ask for a quotation

Deposit Registration £25

Financial

HMRC Quarterly Returns (where no approval granted for NRLS) – £100

Payments outside of the UK £25 Subject to change by the bank

Same day payment £25 Subject to change by the bank

Annual Income & Expenditure Statement for Tax purposes £150

Copy Statements £25

Legal

Section 21 Notice £50

Court attendance - quote on demand

Miscellaneous

Cancelling before a Tenant moves in, by no fault of the Tenant or Agent £500

A deposit of £500 will be collected before any marketing commences

Sale of property 1.5%