

IN 2013 THE COMPETITION & MARKETS AUTHORITY ISSUED GUIDANCE ON THE REQUIREMENTS FOR PROPERTY ADVERTISEMENTS TO INCLUDE FULL INFORMATION ABOUT LETTING AGENT FEES, INCLUDING THOSE THAT ARE VARIABLE & OPTIONAL. THESE RULES ARE NOW INCORPORATED INTO THE CONSUMER RIGHTS ACT 2015.

ALL FEES ARE INCLUSIVE OF VAT

LANDLORD FEES

FULLY MANAGED INCLUDES:-

- Colour brochure
- Accompanied viewings
- Marketing & advertising on relevant portals
- Erect 'To Let' board outside property
- Tenant check-in
- Referencing with Homelet (paid by tenant)
- Schedule of condition & inventory with HD video
- Tenancy agreement
- Collect rent monthly
- Accepting first month's rent & deposit
- Instruct approved contractors
- Inform utilities & local authority of tenancy changes with meter readings
- Protect deposit (protection fee must legally be paid by landlord)
- Send deposit certificate & prescribed information to tenant
- Remit rent received monthly after deducting commission & costs of works
- Undertake inspections when required (up to two per annum)
- Pursue rent arrears & advise on rent arrears action
- Hold keys (where acceptable to tenants)
- Arrange emergency & routine repairs
- Advise on rent increases
- Arrange annual gas safety check (where applicable)
- Liaise with tenant & landlord for refurbishment and/or building work
- Re-protect deposit when tenancy becomes a statutory periodic one
- Pre check-out inspections
- Check-out tenants
- Serve possession notices when required

MANAGEMENT FEE:- 15% OF MONTHLY RENT

OTHER CHARGES

COURT ATTENDANCE CHARGED AT £36 PER HOUR

SCHEDULE OF CONDITION & INVENTORY WITH HD VIDEO (FULLY FURNISHED) £180

ADDITIONAL PROPERTY INSPECTIONS £80

WE ADD NO COMMISSION OR HANDLING CHARGES TO THIRD PARTY INVOICES

FULL TENANT FIND INCLUDES:-

- Colour brochure
- Accompanied Viewings
- Erect 'To Let' board outside property
- Tenant check-in
- Marketing & advertising on relevant portals
- Referencing with Homelet (paid by tenant)
- Schedule of condition & inventory with HD video
- Accepting first month's rent & deposit
- Tenancy agreement
- Inform utilities & local authority of tenancy change with meter readings
- Protect deposit (protection fee must legally be paid by landlord)
- Send deposit certificate & prescribed information to tenant
- Re-protect deposit when tenancy becomes a statutory periodic one

SINGLE FEE:- £900

BASIC TENANT FIND INCLUDES:-

- Colour brochure
- Accompanied viewings
- Erect 'To Let' board outside property
- Marketing & advertising on relevant portals
- Referencing with Homelet (paid by tenant)

SINGLE FEE:- £600

OTHER CHARGES

SCHEDULE OF CONDITION & INVENTORY WITH HD VIDEO (FULLY FURNISHED) £180

TENANT FEES

ADMINISTRATION FEE INCLUDES:-

- Referencing with Homelet

SINGLE FEE FOR UP TO 2 TENANTS:- £190

OTHER CHARGES

ADDITIONAL TENANTS £60 EACH

RETURNED CHEQUES/STANDING ORDERS £20

Martin Fielder FNAEA is an ARLA* Licensed Member
Client Money Protection (CMP) is provided by ARLA
Independent Redress is provided by The Property Ombudsman
*Association of Residential Letting Agents