



LETTING SERVICES AND LANDLORD FEES

Tenant Finder Service

Our fee for this service is £600 + VAT (£720 inc vat), only payable at the commencement of the tenancy.

This service includes;

- Extensive online marketing
- Attendance of viewing with prospective tenants / full estate agency service
- Preparation & signing of Assured Shorthold Tenancy (AST) agreement

Additional services are available at an additional cost, which include;

- Preparation of Inventory & Condition Report: £130 + VAT (£156 inc vat)
- Right to Rent Verification Service: £25 + VAT (£30 inc vat) per Tenant
- Check In: £80 + VAT (£96 inc vat)
- Check Out: £100 + VAT (£120 inc vat)
- Rent Recovery Plus insurance: (POA)

Full Management Service

Our fee for this service is 10% + VAT of the gross rent (without Rent Recovery Plus insurance) or 13% + VAT (with Rent Recovery Plus insurance).

In addition to;

- Tenant Finder fee (discounted)*: £300 + VAT (£360 inc vat)
- Preparation of Inventory & Condition Report: £130 + VAT (£156 inc vat)
- Right to Rent Verification Service: £25 + VAT (£30 inc vat) per Tenant

* Should the Landlord terminate our ongoing management service and the Tenant remains in occupancy, we reserve the right to charge the Landlord the balance of the Tenant Finder Service fee.

This service includes;

- Tenant Finder Service
- Preparation of Inventory & Condition Report
- Right to Rent Verification Service
- Check In
- Check Out
- Rent collection & monthly statement
- General Property Management

Other costs that maybe come payable during the lifetime of the tenancy;

- Landlord Tenancy Renewal Fee £70 + VAT (£84 inc vat)

Fees for our Full Management Service are payable monthly in advance, at the same frequency as the Rent collected (to be deducted from the Rent received).

We are a member agent of The Property Ombudsman (TPO) redress scheme and subscribe to their Code of Practice for Letting Agents. We are not a member of a client money protection scheme.