

Levels of Service Offered - All Fees quoted are INCLUSIVE of VAT		
LET ONLY £360	FULLY MANAGED £300 Letting Fee + 12% of rent per month	RENT COLLECTION £300 Letting Fee + 9.6% of rent per month
<p>Agree the market rent and find a tenant in accordance with the landlord guidelines;</p> <p>Advise on refurbishment</p> <p>Provide guidance on compliance with statutory provisions and letting consents</p> <p>Carry out accompanied viewings</p> <p>Market the property and advertise on relevant portals</p> <p>Erect board outside property in accordance with Town and Country Planning Act 1990</p> <p>Collect and remit initial months rent received and deposit</p> <p>Provide tenant with method of payment</p> <p>Deduct any pre-tenancy invoices</p> <p>Make any HMRC deduction and provide tenant with the NRL8 (if relevant)</p>	<p>All of LET ONLY Service Plus...</p> <p>Collect and remit the monthly rent received</p> <p>Pursue non payment of rent and provide advice on rent arrears actions</p> <p>Provide an inventory</p> <p>Register and submit deposit to DPS</p> <p>Deduct commission and other works</p> <p>Advise all relevant utility providers of changes</p> <p>Undertake periodic inspection visits per annum and notify landlord of the outcome</p> <p>Arrange routine repairs, liaise with landlord and instruct approved contractors.</p> <p>Hold keys throughout the tenancy term</p> <p>Carry out check out and deposit deductions.</p>	<p>All of LET ONLY Service Plus...</p> <p>Collect and remit monthly rent received</p> <p>Agree collection of any shortfall and payment method</p>

Additional Fees & Charges if not part of Service Level –All Fees quoted are INCLUSIVE of VAT
<p>Accompanied Check-in Fee £120 (3+ beds £240) Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services</p> <p>Register and submit deposit to DPS £72</p> <p>Contract negotiation £72 Amending terms and updating your tenancy agreement during your tenancy . Contract negotiation, amending and updating terms and arranging a further tenancy and agreement.</p> <p>Check out Fee £120 Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s)</p>

Redress: This firm is a member of **The Property Ombudsman** scheme: www.tpos.co.uk

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF