



Services and Fees for 2023

Effective 1 January 2023

Management Fee

Tenant find fee of £350 handover fee for rents up to £500 and £500 for rents above £500 where applicable, plus 12% of the rent for the whole time the tenant stays in the property in North East, Yorkshire and Midlands

15% in London and connected areas

We'll:

- Discuss local market conditions
- Advise on preparing your property for letting
- Keep you up to date on compliance and health & safety
- Put up a To Let board
- Market the property and advertise on relevant portals
- Arrange and accompany viewings
- Collect & hold the deposit
- Ask tenants to set up rent payments and pass monies on
- Make any necessary HMRC deduction
- Chase late rent payments
- Discuss renewal or termination
- Deal with day-to-day management including repairs
- Give utility suppliers meter readings when the tenancy starts and ends
- Hold a working fund of minimum 1 month's rent and make payments
- Organise the following safety checks; gas safety record, electrical safety tests, smoke and carbon monoxide alarms
- Visit the property at least once a year
- Provide an emergency out of hours service
- Manage the end of tenancy process and deposit return

Vacant management (before you let or between tenancies): This depends on what you need:
Minimum monthly fee £120

Management only service 12% of rent payable

Sale of Property (including sales progression): 1.25 - 2% of the agreed sale price