



Layco

Your Property, Your Service

Fee & Service Schedule

LAYCOPROPERTIES.CO.UK

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Thank You For Contacting Layco

We are an independent lettings and property management specialist with fully qualified staff.

Our office is situated within Aylesbury Town Centre and our portfolio of managed properties spans across Aylesbury, Leighton Buzzard, Milton Keynes and their surrounding Villages.

Declen set up Layco Properties in 2019 to help landlords get more from their investments whilst ensuring compliance and receiving a dedicated and personal service which they deserve.

Since opening in 2019 we have built a reputation amongst our landlords and tenants for being approachable, honest and diligent.



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Rent Collection Service

10% of monthly gross rent (incl VAT)
plus £300 set up fee (incl VAT)

Initial visit to understand your requirements.

Advise on current rental market conditions and expected rental price.

Advise on legal aspects of letting a property

Arrange completion of an EPC if required (from £90.00 incl vat)

Erect a to let board (where permitted)

Marketing online via various portals and social media outlets.

Arrange and conduct accompanied viewings by a qualified member of staff

Negotiate terms of tenancy between you and the tenant

Conduct tenant referencing (2 adults) (*£20 incl vat for each subsequent adult reference*)

Conduct right to rent check (2 adults) (*£20 incl vat for each subsequent adult check*)

Produce tenancy agreement

Register and protect the tenancy deposit with the TDS (£50 incl vat)

Collection of rent as specified in tenancy agreement

Payment of rent to landlord minus any agreed deductions

Periodic rental statement

Annual rental income statement

Chasing tenants for any outstanding payments and giving advice to landlords on any further action that may be required

Process release of deposit upon written consent/agreement from landlord and tenant



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NOTE

Landlord must provide Layco Properties with a valid EICR, GSC, Legionella Risk Assessment, Proof of ownership, Proof of consent to let from a mortgage provider, Proof of building insurance and copies of ID for any named owners before a tenancy agreement can be drawn up.

Optional Extras

Renewal of Tenancy Agreement £120 (incl VAT)

Annual Tenancy deposit scheme Registration £50 (incl VAT)

Professional Inventory and Check in document from £140 (incl VAT) to £260 (incl VAT) (dependent on size of property)

Professional Tenancy Check out document from £140 (incl VAT) to £260 (incl VAT) (depending on size of property)

Arranging contractor works/safety checks/key cutting - £35 (incl VAT) plus cost of work.

Mid tenancy inspection - £90 (incl VAT)

Service of notice (S13/S8/S21 etc) £90 (incl VAT)