



LANDLORD PRICE LIST

**Let only residential properties:
70% of the first months rent**

Includes:

- Property Advertising
- Conduct viewings
- Tenant Find
- Credit check potential tenants
- Issuing of a new Tenancy Agreement
- Inventory and Schedule of Condition
- Tenant check-in (if requested by landlord)
- Inform council tax department of new tenants details

**Fully managed residential properties:
£350.00 set up fee + 11% of rent**

Includes:

- Property Advertising
- Conduct viewings
- Tenant Find
- Credit check potential tenants
- Issuing of a new Tenancy Agreement at start of tenancy
- Photographic Inventory and Schedule of Condition
- Change of Utilities
- Inform council tax department of new tenant details
- Tenant check-in
- 6 monthly property inspection
- Hold deposit in DPS scheme
- Advise on refurbishment requirements

- Collect and process monthly rent
- Periodic rent reviews and increases where appropriate
- Liaise with tenants should there be a shortfall in payment and negotiate repayment plans
- Advise on rent arrears actions
- Arrange routine repairs and gas safety inspections
- Security deposit deductions and negotiations
- Tenant check-out

Additional fees for fully managed properties:

Tenancy agreement renewal

£40.00

Gas Safety Certificate

£75.00

Energy Performance Certificate (EPC)

£95.00

Electrical Installation Condition Report

£150.00

Supply and fit Carbon Monoxide detectors and battery powered Smoke Alarms

£25.00

Let only

HMO rooms:

£200.00

Includes:

- Property Advertising
- Conduct viewings
- Tenant Find
- Credit check potential tenants
- Issuing of a new Tenancy Agreement
- Inventory and Schedule of Condition
- Tenant check-in (if requested by landlord)

Fully managed HMO properties:

£85.00 set up fee + 11% of rent

Includes:

- Room Advertising
- Conduct viewings
- Tenant Find
- Credit check potential tenants
- Issuing of a new Tenancy Agreement at start of tenancy
- Photographic Inventory and Schedule of Condition of room
- Tenant check-in
- 1 monthly property inspection of communal areas
- 3 monthly room inspections
- Hold deposit in DPS scheme
- Advise on refurbishment requirements
- Collect and process monthly rent
- Periodic rent reviews and increases where appropriate
- Liaise with tenants should there be a shortfall in payment and negotiate repayment plans
- Advise on rent arrears actions
- Arrange routine repairs.
- Arrange 5 yearly EICR
- Arrange annual Gas Safety Inspection
- Arrange annual PAT test
- Arrange annual Emergency Lighting test
- Arrange annual Fire Alarm test
- Security deposit deductions and negotiations
- Tenant check-out

Additional fees for fully managed HMO properties:

Gas Safety Certificate:

£75.00

Energy Performance Certificate (EPC)

£95.00

Electrical Installation and Condition Report:

£150.00

Emergency lighting testing:

£75.00

Fire panel testing:

£110.00

PAT testing:

£2 per item

Professional Cleaning of communal areas if requested by landlord:

£30.00