

LET ONLY

Targeted marketing & a complete referencing process to ensure your tenancy starts off in the best possible way for landlords wanting to be more involved.

Detailed marketing to include photography across prime property portals & our followed social media accounts

Accompanied viewings with experienced negotiators, ensuring accurate feedback, suitable applicants & desired tenancy terms

Thorough referencing process including credit checks & Right to Rent checks, using the recognised 'Goodlord' platform

Arranging relevant safety certificates in readiness for new tenancy

Arranging of Inventory if required

Compilation of detailed tenancy agreement in line with current legislation

Collection of first months rent & tenant deposit.

Tenant Deposit registration and administration

Arranging mutual time for Landlord & Tenant to meet for Check In

Set Up Fee
50% +VAT of
first months
rent

60% inclusive of VAT of first months rent



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FULLY MANAGED

Comprehensive management of your tenancy,
24 hours a day, 7 days a week.
Simply sit back and let us take care of your property.

Everything in our Let Only service is included, Plus:

Accompanied Check in with your Tenants

Key Holder for the duration of the Tenancy

Property Inspections and reports

Management of Maintenance & liasing with approved contractors & 24/7 emergency maintenance line

Payment of contractor invoices from incoming rent

Rent collection (payment transferred to the Landlords nominated bank account within 1-2 working days)

Provide detailed monthly statements to Landlords

HMRC deductions for Non-resident Landlords

Chasing late rent payments

Tenancy renewal with existing tenants, negotiating tenancy terms for both parties and managing contracts

Negotiations & advice on rent reviews & upcoming regulations

Serving all relevant notices

Accompanied Check Out

Handling deposit deductions and evidence

Providing annual tax statement
(on request)

12% +VAT
Man Fee

£249 + VAT
Set Up/Relet Fee

14% inc VAT of monthly rent

+ £289.80 inclusive of VAT Tenancy Set Up/Relet Fee

ADDITIONAL LANDLORD COSTS

*COSTS CAN VARY DEPENDENT ON SIZE OF PROPERTY

Energy Performance Certificate - £66 inclusive of VAT

Legal requirement to let property out

This certificate needs to be renewed every 10 years, with the minimum rating of E needed

Gas Safety Certificate - £78 inclusive of VAT

Legal requirement to let property out

This certificate needs to be renewed annually

ECIR* - Starting From £214.80 inclusive VAT

Legal requirement to let property out

This certificate needs to be renewed every 5 years

Inventory* - Starting from £70 inclusive of VAT

Although not a legal requirement, this is a strongly recommended document to safeguard the tenancy

LET ONLY EXTRA COSTS

Serving Statutory Notices - £420 inclusive of VAT



TENANT GUIDELINES

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent)

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above)

Payments to change a tenancy agreement eg. change of sharer (capped at £50 inclusive of VAT or, if higher, any reasonable costs)

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs)

Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence, Council tax (payable to the billing authority)

Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate)

Reasonable costs for replacement of lost keys or other security devices;
Contractual damages in the event of the tenant's default of a tenancy agreement

Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time

We're always happy to answer any questions & discuss further details.

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