



## LANDLORD PRICE LIST

Effective from 1st August 2019

### **Let only fee:**

**70% of the first months rent**

#### Includes:

- Property Advertising
- Tenant Find
- A credit check for potential tenants
- Issuing of a new Tenancy Agreement
- Inventory and Schedule of Condition
- The agency informing the council tax department of the new tenants details

### **Set up fee for fully managed properties:**

**£350.00**

#### Includes:

- Property Advertising
- Tenant Find
- A credit check for potential tenants
- Issuing of a new Tenancy Agreement
- Inventory and Schedule of Condition
- Change of Utilities
- The agency informing the council tax department of the new tenants details
- Property inspections every 6 months
- Agency holding the deposit

### **Additional fees for fully managed properties:**

#### **Tenancy Agreement Renewal:**

**£45.00**

#### **Gas Safety Certificate:**

**£75.00**

#### **Energy Performance Certificate (EPC)**

**£75.00**

## **Electrical Installation Condition Report**

**£150.00**

## **Supply and fit Carbon Monoxide detectors**

**£25.00**

## **Unscheduled visits:**

**£20.00**

### Includes:

- Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

## **Rent Review**

**£40.00**

### Includes:

- Reviewing rent in accordance with current market conditions
- Advising the landlord
- Negotiating with the tenant(s)
- Directing the tenant(s) to make payment change as appropriate
- Serving a Section 13 Notice if necessary

## **Check out fees at the end of a tenancy:**

**£50.00**

### Includes:

- Attending the property to undertake an updated Schedule of Condition based on the original inventory
- negotiating the repayment of the security deposit.