

Fees

Fees are expressed as a % of the total rent due under the tenancy. All letting fees are payable in line with the way the rent is due.

Minimum letting fee is £900.00

VAT is included @ 20% where applicable

Letting Service (initial tenancies over 6 months) 13.2%

advise on market rent; advice on refurbishment; provide guidance on safety and legal issues; market the property on certain websites; erect a board; introduce an applicant; carry out accomplished viewings; apply for references; verify initial right to rent; collect and remit rent received; hold deposit as stakeholders; advise on tax status; deduct commission; advise on non-payment of rent; make any HMRC deductions due; serve section 21 Notice or Notice to Quit.

Short Let Service (initial tenancies over 6 months) 21.6%

at Letting Service above, except for referencing of tenant; all rent to be paid in advance.

Renewal Letting Service same % as service selected above

contact parties; advise on rent; negotiate any charges.

Renewal fees are due in advance for the length of any renewal, extension or holding over the tenancy.

Management Service Short Let 8.4% or Long Let 7.2%

in addition to Letting or Short Let Service above, advise utility providers and local authority of charges; carry out routine property visits twice per annum and notify landlord of outcome; arrange routine repairs and renewal of safety records; obtain estimates; re-check tenants right to rent; hold keys; arrange check out appointment; negotiate any claim against deposit; distribute deposit as agreed between parties; remit landlord dispute to TDS for adjudication.

Pre Let Service (charges as a % of net invoiced works) 12%

instruct works on your behalf before a tenancy starts to prepare the property for letting
(This fee is not charged for properties instructed under our Short Let or Management Services)

Caretaking Service (charged per property visit) £120

visit untenanted property as often as agreed; advise of any obvious works or repairs necessary