

FEES TO: LANDLORDS

LEVEL OF SERVICE OFFERED:

FIND A TENANT:

Up to three bedrooms: £594 (inc VAT)

Four bedrooms and above: £714 (inc VAT)

Set up charge to include advertising the property, carrying out viewings, credit checking the successful applicant, preparing the legal paperwork.

INCLUDES:

- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices

Additional costs (prices include VAT):

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|---|---------------------------------|
| • Inventory preparation | From £138 |
| • Energy Performance Certificate | £102 |
| • Gas appliance inspection, service and certification | From £108 |
| • Check out administration | £180 |
| • Duplication and testing of extra keys | £18 per key |
| • Inspection fee | £102 |
| • Section 21 Notice | £114 |
| • Rent increase documentation | £90 |
| • Tenancy renewal | £114 |
| • Tenancy paperwork (where GD Estates have not sourced the tenant) | £180 |
| • Check out for a new client (for a property we have not dealt with previously) | £210 |
| • Non-resident landlord administration | £60 |
| • Holiday cover for landlords | £120 upfront fee + £42 per hour |
| • Maintenance job instruction | £42 |

FULLY MANAGED: 10.8% of rent (inc VAT) per calendar month

Set up fee: Up to three bedrooms: £480 (inc VAT)

Four bedrooms and above: £540 (inc VAT)

Set up charge to include advertising the property, carrying out viewings, credit checking the successful applicant, preparing the legal paperwork, including inventory

INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake inspection visits and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term



CLIENT MONEY PROTECTION (CMP)
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Additional costs (prices include VAT):

• Energy Performance Certificate	£102
• Gas appliance inspection, service and certification	From £108
• Check out administration	£120
• Deposit dispute procedure	£30 per hour
• Duplication and testing of extra keys	£18
• Section 21 Notice (including hand delivery)	£60
• Non-resident landlord administration	£36 set up fee plus £12 administration fee
• Annual rental income statement	£18

RENT COLLECTION: 7.2% of monthly rent payment (inc VAT) per calendar month

Set up fee: Up to three bedrooms: £480 (inc VAT)

Four bedrooms and above: £540 (inc VAT)

Set up charge to include advertising the property, carrying out viewings, credit checking the successful applicant, preparing the legal paperwork

INCLUDES:

- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions

Additional costs (prices include VAT):

• Energy Performance Certificate	£102
• Gas appliance inspection, service and certification	From £108
• Inspection fee	£102
• Check out administration	£120
• Deposit dispute procedure	£30 per hour
• Duplication and testing of extra keys	£18
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