



LANDLORD FEES



TENANT FIND: £299 (INC VAT)

INCLUDES:

- Rental Valuation;
- Photography;
- Inventory;
- Erect Board at property in accordance with Town & Country Planning Act 1990
- Property Advertising on Zoopla and other major property portals;
- Viewings
- Tenant Referencing;
- Deposit Protection implementation;
- Tenancy Set-Up;
- 'Right to Rent' & 'How to Rent' legislation undertaken;
- Collect first month's rent;
- Collect security deposit;
- Update tenant with rent payment method;
- Advise landlord on any issues;
- Update Council Tax records

Because we do not charge any tenant fees or administration costs to tenants – we receive a large number of tenant enquiries and as a result can choose only the best tenants to suit your property quickly.

RENT COLLECTION: 10% OF RENT + £110 SET-UP FEE

INCLUDES:

- Collection of monthly or weekly rent;
- Remittance of rent to landlord;
- Deduct Commission;
- Advise on any issues

FULLY MANAGED: 12% OF RENT + £110 SET-UP FEE

INCLUDES:

- Tenant find (for full property management service) Everything that is already listed under Tenant Find;
- Tenancy set-up;
- Inventories;
- Photography;
- Tenant find (for full property management service);
- Get prompt rental payments direct at end of month;
- Arrange quotes and repairs and authorise approved contractors if landlord confirms;
- Confirm any repairs with landlord first;
- Keyholding throughout contract;
- We contact your tenants;
- We transfer tenant deposits;
- Register deposit with TDS;
- We set-up direct debits;
- Transfer gas Certificates & Other Certification;
- Conduct 4 MONTHLY inspections;
- Transfer of property management.

Additional Fees;

- £25 call out for property visits for ancillary monitoring, maintenance that does not come under terms and conditions of contract;
- £60 Gas certificate;
- £60 EPC
- 10% of net cost of any maintenance work undertaken through Penny Joseph for projects over £1000. This includes arranging access for contractor, arranging quotes with contractor and ensuring work has been finished to industry standard.
- Where maintenance projects fall under £1000, we will negotiate with landlord on appropriate fee for arranging contractors and contacting tenants regarding access for quotes and maintenance.

We do not charge for void property visits or admin, including any tenant letters which are not regarding maintenance access. If we feel you don't need to renew an AST, You do not need to pay for any renewal, and neither does tenant as this will rollover to a periodic AST.