



Landlord Fees

We offer three letting options: Please feel free to call us to discuss which might be best for you, depending on how much involvement you would like to have in the property ongoing.

TENANCY FIND: 8%

We advertise, conduct viewings, shortlist and propose tenants, carry out full referencing through Let Alliance*, prepare your Assured Shorthold Tenancy, organise your inventory, gas safety etc as below. Lodge your deposit in DPS protection scheme and provide certificates to both parties.

This is at a cost of: 8% of your annual rent for the period of the tenancy (usually 12 months) and is **payable in full** when the tenants transfer initial funds and move into the property.

PART MANAGED /RENT COLLECTION: 12%

We advertise, conduct viewings, shortlist and propose tenants, carry out full referencing through Let Alliance*, prepare your Assured Short hold Tenancy, organise your inventory, gas safety etc as below. Lodge your deposit in DPS protection scheme and provide certificates to both parties.

*We also collect your rent each month and deal with any issues that may arise- acting as the point of contact for landlord or tenant and arranging access for repairs etc.

Conduct the relevant notice when you want to take back the property or the tenant decides to move out or renew at a new premium- which we can look at on an annual basis for you.

This is at a cost of: **12%** of your monthly rent for the period of the tenancy and is payable **MONTHLY** as a deduction from the rent prior to transfer to the landlord upon receipt of the tenants transfer.

Conduct the relevant notice when you want to take back the property or the tenant decides to move out or renew at a new premium

FULLY MANAGED: 15%

We advertise, conduct viewings, shortlist and propose tenants, carry out full referencing through Let Alliance*, prepare your Assured Short hold Tenancy, organise your inventory, gas safety etc as below. Lodge your deposit in DPS protection scheme and provide certificates to both parties.

We also collect your rent each month and deal with any issues that may arise- acting as the point of contact for landlord or tenant and arranging access for repairs etc.

**We will also liaise with tradesmen and other suppliers on your behalf to obtain necessary quotations and access for works, arranging access with tenants and utility companies etc.

**We will notify Council Tax and utility companies on behalf of landlord and tenants.

**Conduct the relevant notice when you want to take back the property or the tenant decides to move out or renew at a new premium- which we can look to increase on an annual basis for you.

**With fully managed, you will not be charged any renewal fee for the same tenancy that continues.

This is at a cost of: **15%** of your monthly rent for the period of the tenancy and is payable **MONTHLY** as a deduction from the rent prior to transfer to the landlord upon receipt of the tenants transfer.

REFERENCING TENANTS

We use *Let Alliance for all our referencing and insurance backing on behalf of our landlords so that you have full piece of mind that thorough references are carried out on anyone over 18 residing in your property as well as any guarantors.

INVENTORIES:

Coopers Inventories partner with us to carry out a comprehensive photographed report of your property which is logged electronically and ready for checkout when a new tenancy is made. All details and meter readings are recorded for your peace of mind.

FLOORPLANS AND EPCS

We partner with Polaris:

Polaris deal with all plans and EPCs for us - they cost you exactly what they cost us- there are no added extras: Polaris will need to attend your property for just over an hour and have the report and plans back to us in a couple of days. If you have recently bought your buy to let property- these may not be needed- so please advise us accordingly to save this cost.

PHOTOGRAPHY:

[Lucy Harrington Photography](#)

[Peter-Schneiter-Photography](#)

Photo sessions usually take 30-60minutes and we will preview pictures to you before advertising. It is good if we can have as much notice as possible for either of the snappers, so even if your property is in the process of refurbishment, let's get a date into your diary.

GAS SAFETY CERTIFICATE

We use **Transgas** for all our inspections and they provide us with your certificate and points of recommendation which you may choose to deal with through the course of your tenancy.

You must provide a gas safety certificate at the start of the tenancy and within 28 days of each annual gas safety check, if there is a gas installation.

ELECTRICAL INSPECTIONS

We partner with AEI Electrical

From July 1st 2020 a new law has come into place where all new tenancies will have to have an EICR and existing tenants by April 1st 2021. An EICR is an Electrical Installation Condition Report. This is a report on the Electrical safety of the installation at the property.

Once the report and remedial works (if required) has been carried out it will be valid for up to 5 years.

SMOKE AND CARBON MONOXIDE ALARMS

Working smoke alarms must be installed on every storey of living accommodation. If your property has any rooms that contain a solid fuel appliance, such as a wood burning stove, working open fire, etc. you must also install carbon monoxide alarms in those rooms.

You must carry out a check on the first day of a new tenancy to ensure that smoke and carbon monoxide alarms are in working order and notify your tenant. Failure to comply can lead to a civil penalty of up to £5,000.