



Landlord Prices 2017

Straightforward Fees with No Hidden Charges

Tenant Find - 8% + VAT (of the annual rent) (9.6% inc VAT)

Which includes:

- Preparation of property particulars
- Marketing of the property to include the erection of a board (if required)
- Carry out viewings and provide feedback
- Obtain full references from prospective tenants
- Preparation of the tenancy agreement and notices
- Collection of the initial rental payment
- Collection of the security deposit and register it with approved scheme
- Supply an independent inventory report
- Tenants' check in and declaration

Full Management - £399 + VAT Setup Fee & 10% + VAT of rent as paid (£478.80 inc VAT & 12% inc VAT)

Which includes:

- All services from the tenant find list
- 12 Months Rent and legal Insurance
- Collection of rental throughout the Tenancy
- Prepare monthly/quarterly/annual statements dependant on how rental is paid
- Chase late rental payments
- Advising utilities of change of tenancy
- An initial management inspection and written report 6 weeks into tenancy
- Thereafter every 6 months for the life of the tenancy
- Arrange maintenance and repairs up to single repair value of £100 (excluding VAT)
- Obtain landlords permission to arrange maintenance and repairs over a single repair value of £100 (excluding VAT), except in emergencies.

Possible Additional Fees

- Energy Performance Certificate - £75 + VAT if required
- Landlord's withdrawal of an acceptance of an offer once the applicant has been referenced £250 (for both tenant find and fully managed services)
- White Lion Require a working float of £300
- Additional property visits £50 + VAT
- Overseeing extensive works such as kitchen or bathroom refurbishment £250 + VAT
- Premature termination of management agreement, upon 1 months' notice, 1 months' rent + VAT
- Please note, it is a requirement that all fully managed properties have rent and legal insurance and a premium will be charged for the second and subsequent years.



Tenant Prices 2017

All-inclusive Straightforward Fees with No Hidden Charges

Application Fee - £250 inc VAT per-tenancy application

Which includes:

- Referencing for 2 Adults
- Renewals/Extensions
- Check in and Check out Report at end of tenancy

£84 inc VAT Guarantor & Additional Adult Tenants

Deposit - 6 Weeks Rent / 8 Weeks if landlord accepts Pets

First month's to be paid prior to Check-in

We are members of 'The Property Ombudsman' for lettings redress scheme and our deposits are protected using MyDeposits custodial scheme.

Referencing Criteria

Please ensure you meet the referencing criteria as failure to pass references may mean we require a suitable guarantor. Your application fee is non-refundable unless the landlord withdraws their property.