

# LANDLORD FEES

SERVICES INCLUDED IN OUR LETTINGS OPTIONS	LET ONLY	RENT COLLECTION	FULL MANAGEMENT
Free property valuation and consultation to assess your requirements	✓	✓	✓
Arranging for gas and energy performance certificates	✓	✓	✓
Marketing the property including web advertising, To Let board and local press	✓	✓	✓
Accompanied viewings to find the right tenant for your property	✓	✓	✓
Process tenant applications and references. Update the landlord of progress of the let	✓	✓	✓
Preparation and signing of legal documents including Tenancy agreement	✓	✓	✓
Arranging for a professional inventory of the property's fixture and fittings, including photos of their condition	✓	✓	✓
Overseeing collection of 1st month's rent and the initial deposit. Providing an accurate statement of account detailing any agreed deductions made	✓	✓	✓
Informing utility companies and Local Authority of a change of occupier and current meter readings	✓	✓	✓
Collecting subsequent monthly rent payments		✓	✓
Processing landlord's monthly payment after arranging to pay any agreed outgoings including service charges & authorised repairs			✓
Regular routine inspections providing a regular report as to the condition of the property including gardens			✓
Notify, agree and arrange any repairs and maintenance required, using approved contractors			✓
Discuss and agree rent reviews, tenancy extensions and tenancy renewals			✓
Prepare and serve S21 notices on the tenant to regain possession of the property			✓
Final inspections at the end of the tenancy, advising and agreeing any deposit deductions			✓

## SCALE OF FEES

**Full Management:** 14.4% INC. VAT (12% + VAT) of the rent, deducted from the rent as received. Rents vary dependant on the size of property so as an example of how this is calculated we have used a rent of £800 per calendar month so the fee would be £115.20 per month including VAT. This service is subject to a setup fee of £300 INC. VAT each time we find you new tenants.

**Rent Collection:** 12% INC. VAT (10% + VAT) of the rent, deducted from the rent as received. Rents vary dependant on the size of property so as an example of how this is calculated we have used a rent of £800 per calendar month so the fee would be £96.00 per month including VAT. This service is subject to a setup fee of £300 INC. VAT each time we find you new tenants.

**Let Only:** 60% INC. VAT (50% + VAT) of the rent, deducted from the rent as received, plus a set-up fee of £180 INC. VAT each time we find you a new tenant. Rents vary dependant on the size of property so as an example of how this is calculated we have used a rent of £800 per calendar month so the fee would be £480 including VAT. Subject to a minimum overall fee of £474 including VAT, £395 + VAT)

## OPTIONAL ADDITIONAL SERVICES & ARRANGEMENT FEES:

Arrange fixed wiring test - fee from £100 - £150 dependant on size of property. Arrange Gas Safety Certificate - fee £65 including. Overseeing major works (outside of normal maintenance) - 12% INC. VAT (10% + VAT) of works costs (example £1000 works would cost £120 including VAT), Registering a Deposit £48. All of these prices include VAT.

Edwards use the DPS to protect deposits unless the landlord uses their own deposit protection scheme.