

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			✓
Arrange inventory checkout report 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.

Edwards are members of the independent redress scheme provided by The Property Ombudsman. We are a member of Client Money Protect - our membership number is CMP003755