



INDEPENDENT ESTATE AGENTS Est.1926

# Lettings & Management

## Fees for our Introductory Service

### **Available for Landlords who prefer to manage their own properties**

This service includes the following:-

- ✓ Inspect your property and advise on rental level and legal aspects of letting.
- ✓ Advertising on Rightmove Zoopla PrimeLocation and Edwards websites
- ✓ To Let Board if desired
- ✓ Collect and register the deposit equivalent to 5 weeks rent from the tenant with the DPS – The Deposit Protection Scheme
- ✓ Draw up the Tenancy Agreement and arrange for tenant and landlord/agent to sign
- ✓ Collection of first month's rent
- ✓ Preparation of a schedule of condition/inventory (unfurnished only)
- ✓ Submit the tenant's deposit to The Deposit Protection Scheme
- ✓ Prepare statement of account and forward monies due or monies owed

Our charges for this **LET ONLY** service are:-

90% of the first month's rent (inc. VAT) (Minimum £480 inc. VAT)

### **Additional Charges**

- ✓ Obtain detailed financial and personal references, and credit checks when a suitable tenant is found at a cost of £36 (inc. VAT) per adult tenant
- ✓ Inspection on termination of tenancy and agreeing any tenancy security deposit return or retention £150 (inc. VAT)

### **Additional Services**

- ✓ Providing an Energy Performance Certificate £108 (inc. VAT)