

Lettings & Management

Fees for our Management Service

This service is suitable for Landlords who wish to have the tenancy entirely dealt with by the Agent

- ✓ Inspect your property and advise on property presentation, rental level and legal aspects of letting.
- ✓ Advertising on Rightmove Zoopla PrimeLocation and Edwards websites

- ✓ To Let board if desired

- ✓ Collect a deposit of five weeks rent from the tenant and register with the deposit protection scheme (DPS).

- ✓ Draw up the Tenancy Agreement and arrange for tenant and landlord (or agent) to sign.

- ✓ Prepare Inventory and Schedule of Condition, agree with the tenant in writing and check the tenant into the property.

- ✓ Notify Utility Companies, Local Authority and Water Authority of user change.

- ✓ Collect rent and pay direct into landlord's account monthly.

- ✓ Inspect property up to three times a year and report as necessary

- ✓ Arrange repairs and maintenance on your behalf and per your specific instructions.

- ✓ At the end of the Tenancy, carry out final inventory check and try to agree any deductions for damages from the deposit between landlord and tenant.

- ✓ If there is an unresolved dispute between the Landlord and Tenant over the allocation of the deposit we will make an application to The Dispute Service on your behalf.

Our fee for finding a tenant and setting up the Tenancy is 50% of a months rent including VAT and our commission for the ongoing management is 12% including VAT of the monthly rent collected.