

PARKSIDE LETTINGS – Landlord Fees

All prices are inclusive of VAT	Full Management 12% (inc. VAT)	Let and Rent Collection 10% (inc. VAT)	Let Only 1 months' rent + VAT
Initial assessment, advice and market appraisal	✓	✓	✓
Comprehensive marketing	✓	✓	✓
Accompanied viewings	✓	✓	✓
Tenant selection	✓	✓	✓
Negotiate agreement terms	✓	✓	✓
Full tenant referencing (inc Right to Rent checks)	£120	£120	✓
Preparation of AST Agreement	£120	£120	✓
Annual Gas Safety Certificate	£98	£98	£98
Energy Performance Certificate	£99	£99	£99
Arranging Inventory & Check in*	✓	✓	✓
Collecting first months' rent	✓	✓	✓
Collect and register deposit	£25 pa	£25 pa	✓
Updating utility providers	✓	✓	✓
Collection of monthly rent	✓	✓	✓
Transfer of rent to landlord's account	✓	✓	✓
Monthly statement of accounts	✓	✓	
Late rent payment chasing	✓	✓	
Payment of property related outgoings from rent received	✓		
Point of contact for tenants	✓		
Maintenance reporting facility	✓		
Liaising directly with tenants regarding maintenance	✓		
Arranging routine repairs and maintenance under £500	✓		
Property check twice a year	✓		
Negotiation of rent increase	✓		
Renewal of tenancy agreement	£96	£96	
Dealing with refund of deposits and disputes	✓		

All prices shown are inclusive of VAT

- Inventory and Checkout (prices dependant on size of the property – please see chart)
- Rent Protection available (prices available on request)

No of bedrooms	Unfurnished Inventory Creation	Unfurnished Check out	Furnished Inventory Creation	Furnished Check out
1	£120.00	£84.00	£156.00	£102.00
2	£138.00	£96.00	£168.00	£114.00
3	£162.00	£100.00	£186.00	£138.00
4	£186.00	£144.00	£204.00	£162.00
5	£210.00	£162.00	£228.00	£180.00

Additional Non-Optional Fees and Charges

Electrical Installation Condition Report (EICR)

1 bed – £156.00 (inc VAT)

2 bed – £180.00 (inc VAT)

3 bed – £210.00 (inc VAT)

4 bed – £288.00 (inc VAT)

Legionella Risk Assessment

£102.00 (inc VAT)

Withdrawal Fees

Should the landlord decide to withdraw the property after an offer has been accepted and referencing has commenced the landlord will be liable for a withdrawal fee of £300 (inc VAT)

Should the landlord withdraw the property during the tenancy a withdrawal fee of £720 (inc VAT) will be payable.

Additional Property Visits

£48.00 (inc VAT)

Additional property visits at the request of the landlord.

Serving of notice

£96.00 (inc VAT)

Court Attendance

£60.00 (inc VAT) per hour