



## **Landlord Fees**

Fees are always charged as a percentage of the due rent and are paid fully In advance. Vat is included at 20% where applicable.

### **Let only service**

7% plus VAT (20%)

Our let only service is the most affordable in Colliers wood!

In this service we: Advise on rental price, take quality pictures and videos of the property, market the property on all popular portals plus on the guild which we are exclusive members of, erect a to let board outside your property, vet applicants, do accompanied viewings, find a professional quality tenant and help with advising on move ins and next steps. Throughout the tenancy we are on hand to help with any queries you may have and at the end of the tenancy we are on hand to help with renewals.

### **Add on's to our let only service**

#### **360 Virtual tour and floorplan- add on for 0.5%+VAT**

A 360 virtual tour is a thorough and complete tour of the property where the end user can literally feel as if they are at a location, without ever physically stepping foot into the establishment. They can look up above them, at the floor below them, left and right, and all around. This helps perspective of the property and draws clients in.

#### **Rent collection- add on for 2.5% +Vat**

We contact all tenants and collect rent each month, taking all stress out of your hands.

#### **Fully managed – add on for only 5%+Vat**

All services listed in chosen letting service and in rent collection service.

- Management of tenants, responding to maintenance and booking in maintenance jobs.
- Mid-tenancy property inspections
- Negotiating renewal rents with tenants
- Ensuring your property is kept in best standard
- Ensuring legal compliance and arranging all certificates.
- Collecting rent each month

Once we have found a tenant we will do all referencing and credit checks. This is a *non negotiable* add on for each tenancy. This is because we ensure our landlords the best quality tenants. This is all rounded in our tenancy set up fee which is **£180+VAT**.



**Other add extra's we offer include-**

**Deposit protection-** £45.00 including VAT

**Tenancy swap admin-** £150 including VAT

**Tenant Referencing-** £50 including VAT

**Guarantor Referencing-** £50 including VAT

**Section 21-** £150 including VAT

**Section 13-** £150 including VAT

**Check in/Check out-** £65 including VAT

**Additional property inspections-** £65 including VAT

**Inventory Report-**£70 including VAT

**Supply of smoke alarms/ Carbon Monoxide detectors -**£35.00 including VAT

**Per unit EPC (Energy Performance Certificate) -**£150 including VAT

**Per unit Gas Safety Certificate -**£99.00 including VAT

**Project Management for works whilst property is vacant -**10% of invoice

**Tenant Fees**

**Replacement of key or security device-** £50 including VAT plus key invoice

**Unpaid rent-** 3% above the bank of England Base rate from rent due date till paid, levied 124 days after due)

**Variation of contract-** £50 including VAT

**Change of Sharer-**£50 including VAT

**Early Termination-**£50 including VAT