

annejames

Experts in property since 1991

Let only service – Find me a tenant

Tenant introduction and fully referenced tenants – this service includes advertising your property, conducting viewings, referencing and credit checks and preparing the tenancy agreement.

Fee's payable by the landlord are 60% of the first month's rent inclusive of Vat for a six month contract or 90% of the first month's rent inclusive of Vat for a 12 month contract.

Rent collection & Find me a tenant

Tenant introduction, fully referenced tenants and collecting the monthly rent – this service includes advertising your property, conducting viewings, referencing and credit checks, preparing the tenancy agreement and collecting the rent on a monthly ongoing basis.

Fee's payable by the landlord are £300.00 inclusive of Vat and 6.5% inclusive of Vat of the calendar monthly rent

Fully managed service – We deal with everything

This service includes advertising your property, conduction viewings, referencing and credit checks, preparing the tenancy agreement, collecting the monthly rent, ongoing property inspections, 24hr maintenance cover, rent guarantee insurance available for purchase, full ongoing management throughout the tenancy.

Fee's payable by the landlord are £300 inclusive of Vat and between 10% & 15% inclusive of Vat of the calendar monthly rent (dependant on rental value)

A cost of £120 is payable on all above services to reference and carry out required checks for new tenants as of 1st June 2019
Additional services and fees

Energy performance certificate and property floor plan	£96 inclusive of Vat
Gas safety test inc smoke and Co2 Alarm Checks	£93.60 inclusive of Vat
Gas safety / legionella check and Smoke alarm & Co2 checks	£110 inclusive of Vat
Gas safety /smoke alarm and Co2 checks / gas boiler/fire service	£90 inclusive of Vat
Gas safety & fitting carbon monoxide detector	£120 inclusive of Vat
Electrical safety test / certificate	£174.00 inclusive of Vat
Electrical PAT testing (portable appliances with a plug (10 items)	tba
Professional check in inventory (one & two bedroom's)	£99 inclusive of Vat
(three bedroom's)	£125 inclusive of Vat
(four & five bedrooms P.O.A.	
Professional check out inventory (one & two bedroom's)	£90 inclusive of Vat
(three bedroom's)	£105.00 inclusive of Vat
(4 & 5 bedrooms)P.O.A.	
Deposit registration in authorised scheme	£60 inclusive of Vat
Administration of deposit claim	£90 inclusive of Vat
Rent review increase	£30 inclusive of Vat

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