



## **LANDLORD INFORMATION**

Whether you would prefer a fully managed lettings package or an introductory service to secure the best tenant, we can work with you to ensure high occupancy rates and maximize income.

The legal and financial obligations facing landlords can be complex and Abode Town & Country are an experienced team of property managers & negotiators who can guide you through the process of renting out your property, whether it is a flat, a house or a portfolio of properties.

Our services include: tenant sourcing, credit checks, organizing security deposits, collecting rents, repairs and maintenance, inspection visits, lease renewals and rental valuations.

**Please contact us to discuss your FREE valuation on:**

**T: 01763 259888**

**E: [jade@abodetc.co.uk](mailto:jade@abodetc.co.uk)**

# FEES TO LANDLORDS

## INTRODUCTORY: £600.00 (Inc VAT)

\*UNLESS AGREED OTHERWISE IN YOUR 'TERMS OF BUSINESS'.

### INCLUDES:

- Advice on presenting your property to its best advantage.
- Marketing your property on our website and all major property portals such as: Rightmove, Zoopla and Prime Location etc, email updates, mailouts, let boards, all forms of social media and newspaper advertising.
- Accompanying prospective tenants to view rental properties.
- Preparation of a tenancy agreement which protects your rights.
- Collecting the first month's rent and supplying a standing order mandate form for the payment of future rent.
- Retention of the tenancy deposit paid by the tenants.

### Other Fees & Charges-

Check Out Fee: £120.00 (Inc VAT)

Energy Performance Certificate Fee: £120.00 (Inc VAT)

### Gas Safety Certificate Fee: £60.00 (Inc VAT)

<u>Inventory Fee:</u>	<u>UNFURNISHED</u>	<u>FURNISHED</u>
One Bedroom:	£70.00 (Inc VAT)	£80.00 (Inc VAT)
Two Bedrooms:	£85.00 (Inc VAT)	£100.00 (Inc VAT)
Three Bedrooms:	£95.00 (Inc VAT)	£110.00 (Inc VAT)
Four Bedrooms:	£105.00 (Inc VAT)	£120.00 (Inc VAT)
Five Bedrooms:	£115.00 (Inc VAT)	£130.00 (Inc VAT)

Arrangement Fee for works/refurbishments over £500.00: 10% (Inc VAT) of net cost

(Arranging access and assessing costs with contractor, ensuring work has been carried out in accordance with the specification and retaining any warranty or guarantee as a result of any works)

Court Attendance: £60.00 per hour plus costs (Inc VAT)

FULLY MANAGED: 11% of the agreed monthly rental income, including ALL fees. (Inc VAT)

### OR

FULLY MANAGED: 8% of the agreed monthly rental income, plus £300.00 at the start of every new tenancy, including ALL fees, minus the inventory.

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### AS THE INTRODUCTORY SERVICE, PLUS:

- Monthly rent collection and transfer of payments to Landlords.
- Monthly financial statements.
- Tax accounting (if you are an overseas Landlord).
- Assisting with enforcement of your rights.
- Routine property inspections and condition reports during the tenancy and throughout any void periods.
- Routine maintenance and repairs.
- 24-hour call outs.
- End of tenancy deposit repayment in accordance with the Inventory Clerks' checkout report.
- Re-marketing of the property towards the end of a tenancy term in order to minimise any void periods.
- Fees to include: referencing fee, guarantor fee (if required), deposit holding fee, inventory (when opting for the 11% management fee), tenancy renewal fee, permitted occupier fee & the checkout fee.

