

Landlord Fees Summary

	Tenant Find: % of Rent or £600 (inc. VAT)	Fully Managed: 12% plus VAT (equivalent to 14.4% including VAT)
Agree the rental value	INCLUDED	INCLUDED
Provide guidance on up to date Legislation	INCLUDED	INCLUDED
Erect TO LET Board	INCLUDED	INCLUDED
Market the Property and Advertise on relevant Portals	INCLUDED	INCLUDED
Carry out Accompanied Viewings (when required)	INCLUDED	INCLUDED
Reference prospective Tenants (carry out a credit check, Bank check, Employers reference and existing Landlords reference if applicable)	INCLUDED	INCLUDED
Carry out Right to Rent checks if applicable	INCLUDED	INCLUDED
Provide the Assured Shorthold Tenancy Agreement and sign on behalf of the Landlord	INCLUDED	INCLUDED
Provide an Inventory including colour photographs	NOT INCLUDED	INCLUDED
Arrange for Landlords Gas and Electrical Certificates and EPC to be carried out - <i>The cost of the initial electrical inspection and certificate is £180 inc Vat + the cost of any work required.</i>	INCLUDED	INCLUDED
Collect first months rent and Bond and register the Bond with the Deposit Protection Service	INCLUDED	INCLUDED

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Barnsley: 01226 288920 **Penistone:** 01226 767766 **Denby Dale:** 01484 943020

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Advise all relevant Utility Companies (Council, Water, Gas and Electric) of Tenants move in	INCLUDED	INCLUDED
Collect and remit the monthly rent	NOT INCLUDED	INCLUDED
Arrange repairs and deduct Contractors Invoices as necessary	NOT INCLUDED	INCLUDED
Pursue non-payment of rent and provide advice on rent arrears actions	NOT INCLUDED	INCLUDED
Carry out Inspections every 4-6 months	NOT INCLUDED	INCLUDED
Negotiate Security Deposit dilapidations	NOT INCLUDED	INCLUDED

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