

Balmforth Property Management – Letting Fees

Tenant Find Services

Includes the following:

- Rental Assessment
- Sales & Marketing
- Consideration of USAF Market
- Accompanied Viewings
- Free “on base” transport
- Tenancy Application
- Tenancy Documentation
- Detailed Inventory
- TDS Tenancy Deposit Scheme Registration
- No hidden Extras

Our Fees

For rents of;

	<u>Basic Service</u>		<u>Standard Service</u>	
	<u>Ex.VAT</u>	<u>Inc.VAT</u>	<u>Ex.VAT</u>	<u>Inc.VAT</u>
£0 pm - £599 pm	£400	£480	£560	£678
£600 pm - £999 pm	£500	£600	£660	£798
£1000 pm - £1299 pm	£600	£720	£760	£912
£1300 pm - £1999 pm	£660	£792	£820	£984
£2000 pm - £2499 pm	£700	£840	£860	£1032
£2500 pm +	£760	£912	£920	£1104

The Basic service excludes;

£192 inc.VAT (£160 + VAT) TDS deposit registration* & to prepare a detailed inventory

£60 inc.VAT (£50 + VAT) for TDS deposit registration*

(*The Landlord must provide details for their own scheme)

Full Management Services

Includes the same as Tenant Find PLUS:

- Check in
- Quarterly Inspections
- Repair arrangements
- Check out
- Rental collection and payment to Landlord
- Point of contact for tenant
- Serve any Statutory notices and ensure compliance to statutory requirements
- Rent reviews
- Lease renewals

Our Fees

a) Monthly Management Charge

The agreed management fee is **13.2% Inc. VAT** (11% +VAT) of the gross rental on all rents collected throughout the letting usually on a monthly basis.

(If the property lets at the advertised rent of £1,200, our management fee will be £158.40 Inc. VAT (£132+VAT). If the property lets at a slightly higher or lower figure, the management fee will be correspondingly higher or lower.)

Initial Management Letting/Re-Letting Fee

The agreed letting fee, for the first time the property is let, is **£300 Inc. VAT (£250.00 + VAT)** for the first tenancy.

The agreed re let fee for the property, for all subsequent lets, is **£240 Inc. VAT (£200.00 + VAT)** for each subsequent tenancy.

- b) These fees will be collected from the first month's rental income of each tenancy.
- c) **No Tenant Find Service Fees apply with Full Management Service.**
- d) All expenses, commissions and charges will be deducted from the rental income before the balance is paid to the landlord(s).

CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**

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