

Fees TO LANDLORDS

TENANT INTRODUCTION

7.2% including VAT of a years rental Income per tenancy

MANAGEMENT FEES

12% of monthly rent including VAT

Set-up Fees: £600 including VAT per tenancy reducing to £420 including VAT per new tenancy.

Discounts may apply for multiple properties - please enquire

FURTHER SERVICES

Please note that some of the following costs are mandatory and must be carried out by law before the tenancy commences, we shall advise you appropriately.

Annual Gas Safety Certificate	As per Contractor Invoice
Energy Performance Certificate (EPC)	As per Contractor Invoice
Electric Installation Condition Report (EICR Level 1 or 2)	As per Contractor Invoice
Portable Appliance Testing (PAT)	As per Contractor Invoice
Legionella Risk Assessment	As per Contractor Invoice
Installing Carbon Monoxide alarms	As per Contractor Invoice
Installing Smoke Alarms	As per Contractor Invoice
Check-out and negotiation of deposit return	Dependent upon property size, furnished / unfurnished
Renewal of Contracts	£180 including VAT
Annual TDS renewal Applicable to Tenant Introduction	£36 including VAT
Completion of Court Paperwork For repossession of property and hand delivery of notices (not including Court fees)	£90 including VAT
Court Attendance	£90 per hour including VAT
Proof of Ownership Land Registry Search To prove ownership if required	£12 including VAT
Requested additional property visits	£60 including VAT
Re-direction of post overseas	As per postal rate

In the event of changing from Full Management to Tenant Introduction a fee of 7.2% inc. VAT of one year's rent is applicable.
Walmsley Residential Lettings Ltd are members of the Property Ombudsman Redress Scheme. Membership no. N3746
Through licenced membership of ARLA, full Client Money Protection is in place. Membership no. C0014626

If you have any questions on our fees, please ask a member of staff



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LEVELS OF SERVICE

	TENANT INTRO.	MANAGED
Valuation and marketing strategies Photographs, option of drone photography, advertising boards where possible, viewings, etc.	✓	✓
Referencing ID checks, Right-to-Rent check, financial credit checks, references from current or previous employers, landlord, etc.	✓	✓
Contract negotiation Amending and agreeing terms	✓	✓
Inventory preparation and check-in Testing smoke and CO alarms, condition check including photographs, basic legionella testing, opening meter reads and updating suppliers/local authority (Council tax)	✓	✓
Quarterly house visits and compilation of report with photography	£60 including VAT	✓
Administration of maintenance, arranging access and processing invoices		✓
Collection and transfer of initial months' rent	✓	✓
Demand, collection and transfer the monthly rent		✓
Hold keys throughout the tenancy term		✓
Annual deposit registration Via TDS	£36 including VAT	✓
Tenancy agreement preparation and all associated Deregulation paperwork	✓	✓
Dealing with general enquiries during tenancy		✓
Coin meter collection		✓
Limited Tax Advice We always strongly recommend to also consult a Tax accountant	✓	✓
Legal updates during tenancy		✓
Advice and quotations required for property upgrades during tenancy		✓
Court paperwork and attendance Further service fee applies		✓
HMO Management		✓
Arrangement for renewal of appropriate legal documentation to include EPC, Gas certificate, EICR, PATs		✓

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