

landlords fees

TENANT FIND ONLY: Equivalent to 6 weeks rent (inclusive of VAT)

FEES are individually negotiated and are based upon services required; the property and rental. They are confirmed in writing at the time of our instruction to act as your chosen letting agent.

Includes:

- Carry out accompanied viewings
- Finding of the tenant (general marketing and advertising on Rightmove and Zoopla)
- Negotiating the tenancy agreement
- Obtaining references
- Preparation and signing of all documentation of new tenancy
- Collecting security deposit
- Collect and remit initial month's rent received
- Agree collection of any shortfall and payment method
- Organise Inventory and schedule of condition (to support registration of deposit)
- Provide tenant with method of payment
- Deduct any pre-tenancy Invoices

RENT COLLECTION: Equivalent to 4 weeks rent then 10% monthly (inclusive of VAT)

FEES are individually negotiated and are based upon services required; the property and rental. They are confirmed in writing at the time of our instruction to act as your chosen letting agent.

Includes:

- Services included in the tenant find section Plus:
- Collect and remit the monthly rent received
- Deduct commission and other works
- Raise monthly statements
- Negotiate renewals and extensions
- Pursue non-payment of rent and provide advice on rent arrears actions

FULLY MANAGED: Equivalent to 4 weeks rent inc VAT, then 15% monthly (inclusive of VAT)

FEES are individually negotiated and are based upon services required; the property and rental. They are confirmed in writing at the time of our instruction to act as your chosen letting agent.

Includes:

- Services within the tenant find only and rent collection section Plus:
- Taking of all phone traffic with regard to any maintenance issues
- Arranging payments of authorised bills
- Undertaking property visits and preparing report notifying the landlord of the outcome.
- Arranging routine repairs and instructing approved contractors
- Holding keys throughout the tenancy term
- Dealing with changeover of utilities & changeover of Council tax

Additional optional services offered (inclusive of VAT)

- Energy Performance Certificate - £110
- Inventory £180 for a one bedroom property (plus an additional £20 per room)
- Registration of deposit - £42
- Gas safety - £108
- Periodical Inspections- £42
- Tenancy agreement - £90
- Court attendance £120
- Deposit registration renewal - £42
- Visual electrical inspection - £90
- PAT Test - £60

Advice on refurbishment

Provide guidance on compliance with statutory provisions and letting consents

Erect board outside property

Advice on non-resident tax status and HMRC (if relevant)

We believe that a client's choice of Letting Agent is fundamental to a successful let and that is why our service is tailored to ensure that we are in the best position to achieve this objective for you. We pride ourselves on our attention to detail in securing quality tenants for our Landlord clients to ensure that a consistent and hassle-free income is assured to them. We are proud of the level of service we are able to offer but we also appreciate the need to be competitive in our fee structure and to this end we would urge you to discuss any fees quoted by other firms with us before you make your decision.

Anthony Martin Estate Agents Ltd are a ARLA licenced Member

Client Money Protection: Propertymark CMP Scheme

Independent Redress Provided By: The Property Ombudsman

Anthony Martin Estate Agents is part of the Propertymark Client Money Protection Scheme, [click here](#) to see our certificate

Please contact Charlie Benn or one of his team via email lettings@anthonymartin.co.uk or by telephone: **01322 479933**.