

FEES TO: LANDLORDS

LEVELS OF SERVICE OFFERED:

TENANT FIND: 85% + VAT (102% of the 1st months' rent)

INCLUDES:

- Collect and remit initial month's rent received, collect deposit
- Deduct any pre-tenancy invoices
- Arrange safety testing necessary for the tenancy to commence
- Draft commencing tenancy paperwork including valid tenancy agreement
- Advise all relevant utility providers of changes
- Forward all tenancy paperwork to assist the landlord in the management of the tenancy from the move in date
- Continued support with any questions or advice needed during the tenancy

FULLY MANAGED: 12% + VAT (14.4%) of the monthly rent

INCLUDES:

All of the Tenant Find service plus:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Draft all tenancy paperwork including tenancy agreement
- Advise all relevant utility providers of changes at the beginning and end of the tenancy
- Pay any required bills on the Landlord's behalf, such as building management, insurance, etc...
- Undertake regular routine inspections of the property (1st at 3 months, then every 6 months) and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors to quote and carry out works as needed
- Hold keys throughout the tenancy term
- Liaise with tenants before, during, and at the end of the Tenancy
- Negotiate rent increases and tenancy renewals
- Advise on non-resident tax status and HMRC (if relevant)

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Tenancy arrangement, referencing and inventory fee. £210 + VAT (£258.00)

- To agree market rent and find a tenant in accordance with the landlords' guidelines
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property within the office and on relevant property portals
- Erect board outside property (if one is allowed)
- Carry out a detailed Inventory/Schedule of condition of a property with 4 bedrooms or less. Any additional bedrooms will have a surcharge of £25.00 + VAT (£30.00).
- Register deposit with the Deposit Protection Service (DPS) and provide tenant(s) with Prescribed Information within 30 days of start of tenancy

Tenant Referencing Fee (Managed Properties): £130.00 + VAT (£156.00) for up to 2 applicants and 1 guarantor, then £50.00 + VAT (£60) per further applicant/guarantor

- Referencing of applicants to include: identity, immigration and visa confirmation (Right to Rent), financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability and suitability

Inventory Fee (Non-Managed Properties): £120.00 + VAT (£150.00)

- To carry out a detailed Inventory/Schedule of condition of a property with 4 bedrooms or less. Any additional bedrooms will have a surcharge of £25.00 + VAT (£30.00)

Deposit Registration/Release Fee (Non-Managed Properties): £30.00 plus VAT (£36.00)

- To protect the tenants' deposit with the Deposit Protection Service and provide tenants with all relevant compliance paperwork at the commencement of the tenancy. To action the release of the deposit at the end of the Tenancy to the landlord/tenant or both

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF OR VISIT WWW.RAFLATT.CO.UK

Project Management Fee: Invoice value plus 10% plus VAT

- To project-manage on behalf of the Landlord any major property refurbishment works in excess of £500.00

Single Claim Fee: £30.00 + VAT (£36.00)

- To prepare the Deposit Protection Service Single Claim paperwork and attend a solicitor's appointment to have it signed



*A free, fair and independent service for buyers,
sellers, tenants and landlords of property in the UK.*

Independent redress provided by:

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