

# sansome george

## Residential Sales & Lettings

### Landlord Fees:

#### **Let Only:**

One Months Rent

Let only service includes marketing the property, carrying out accompanied viewings, arranging for the inventory to be carried out, carrying out the relevant checks on the potential tenant including credit checks and referencing

#### **Deposit Protection:**

£125.00

As an additional service we can protect the deposit on behalf of landlords for peace of mind

#### **Rent Collection:**

9% of the monthly rent (7.5% + VAT)

As an additional service we can also offer a monthly rental collection, pursue non-payment of rent and provide advice on rent arrears.

#### **Full Management Service:**

12.5% of the monthly rent (10.42% + VAT)

Full management includes all of the above, as well as getting quotes for repairs and arranging for repairs within the property, carrying out a 6 monthly inspection and notifying the landlord of the outcome, advising the Council of a change of tenancy and holding the keys throughout the tenancy term.

#### **Tenancy and File Set up Administration Fee:**

£600 (£500 + VAT)

To prepare the individual property file and accompanying administration plus drawing up a tenancy agreement

#### **Tenancy Renewal Fee:**

£120.00 (£100.00 + VAT)

If the Tenant and Landlord wishes to renew a tenancy at the end of the initial tenancy (6 or 12 months unless otherwise negotiated between all parties), another tenancy will be drawn up.

**Landlord Fees continued:**

**Inventory Fee:**

Ranges from £175.00 to £268.00 (Including VAT) depending on number of bedrooms and whether Furnished or Unfurnished. (More than 5 bedrooms or heavily furnished properties by negotiation).

**Checkout Fee:**

Ranges from £135.00 to £194.00 (No VAT) depending on number of bedrooms and whether Furnished or Unfurnished. (More than 5 bedrooms or heavily furnished properties by negotiation). The check-out fee will include the unprotecting of the deposit where applicable and return it to the landlord.

**Energy Performance Certificate (EPC):**

An Energy Performance Certificate can be provided at £95.00 (No VAT)

**Property Floor Plan:**

A Property Floor Plan & Virtual Tour can be provided at no extra cost (subject to exceptions)

**TERMINATION OF AGREEMENT FOR PARTIAL OR FULL MANAGEMENT SERVICE**

Fee equal to one months rent will be payable in the event that you wish to cancel your agreement. You may only cancel this agreement after the end of any fixed term agreed.

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