

Northwood Plymouth Landlord fees

Guaranteed Rent

We do not charge commission or a setup fee for our Guaranteed Rent service.

If you would like a quote for the service and more information on how the service works, please contact us to arrange a free and non-obligatory market appraisal of your property.



Tenant find

Set up fee of £600 inc VAT

INCLUDES:

- Agree the market rent
- Provide guidance on compliance
- Advertise the property online and take marketing photographs
- Erect 'To Let' board in accordance with Town and Country Planning Act 1990
- Qualify tenants
- Conduct accompanied viewings
- Conduct tenant references
- Conduct Right to Rent checks
- Prepare and complete tenancy documents
- Collect and remit initial month's rent
- Inform utilities and Council of change of occupancy

Additional fees

- Inventory fee : £120 inc VAT - £360 inc VAT, dependant on property size
- Deposit registration with the DPS : £30 inc VAT
- Checkout inspection : £240 inc VAT
- Property visits : £36 inc VAT per visit
- Dealing with deposit dispute : £120 inc VAT
- Court attendance : £150 inc VAT per day
- Arrange safety certificates: £30 inc VAT per certificate
- Serving notices (Section 21, Section 8 and Section 13) : £60 inc VAT

Fully Managed

14.4% inc VAT monthly commission

Set up fee of £600 inc VAT

INCLUDES:

Every aspect of the Tenant Find service plus:

- Inventory and legionella report
- Deposit registration with the DPS
- Annual rent reviews
- Hold keys during tenancy term
- Ongoing rent collection
- Chasing rent arrears
- Serving notices (Section 21, Section 8 and Section 13)
- Undertake two property visits during a 12 month period and send report to the Landlord
- Arrange safety certificates at the point of renewal
- Arrange routine repairs and instruct approved contractors
- Manage property maintenance issues and liaise with tenants and contractors

Additional fees

- Checkout inspection and administration of deposit return : £240 inc VAT
- Dealing with deposit disputes : £120 inc VAT
- Court attendance : £150 inc VAT per day
- Additional property visits : £36 inc VAT per visit

Fees at a glance

	<u>Tenant find</u>	<u>Fully Managed</u>	<u>Guaranteed Rent</u>
Agree market rent	✓	✓	✓
Advertise the property	✓	✓	✓
Accompanied viewings	✓	✓	✓
Reference tenants	✓	✓	✓
Conduct Right to Rent checks	✓	✓	✓
Erect 'To Let' board	✓	✓	✓
Prepare and complete tenancy documents	✓	✓	✓
Collect and remit initial rent	✓	✓	✓
Inform utilities and Council tax	✓	✓	✓
Inventory and legionella report		✓	✓
Deposit registration		✓	✓
Annual rent reviews		✓	✓
Hold keys during tenancy		✓	✓
Ongoing rent collection		✓	✓
Chasing arrears		✓	✓

	<u>Tenant find</u>	<u>Fully Managed</u>	<u>Guaranteed Rent</u>
Chasing arrears		✓	✓
Serving notices		✓	✓
Arrange safety certificates		✓	✓
Conduct two property visits within 12 month period		✓	✓
Manage property maintenance		✓	✓
Checkout inspection and administration			✓
Dealing with deposit disputes			✓
Void periods covered			✓
Rent arrears covered			✓
Guaranteed contract start date			✓
Guaranteed payment date			✓
Guaranteed internal condition*			✓
Court costs for possession hearings			✓
Bailiff costs and attendance			✓
			* Up to 1.5x the monthly rent, taking into consideration fair, wear and tear.