

Landlord Services and Price Structure

Tenant Find Service - £350 + VAT OR £420 inclusive of VAT (fee includes the following)

If you are looking for a new tenant for your property. We can help you find the perfect tenant. Our team are local people who know the area and our clients very well. We pride ourselves in our extensive initial checking services.

Our promise to you.... We wouldn't move a tenant into your property we wouldn't want to move into our own.

- To Let Board
- Enhanced photography
- Advertising on all major property portals including Rightmove, Zoopla & OnTheMarket.
- Extensive Social Media coverage including Facebook, Instagram & Twitter
- Extensive database of waiting tenants.
- Accompanied Viewing Service
- Landlords Property File which gives you online access to your property 24/7
- Full referencing (including employers' reference, landlords' reference, affordability assessment, credit checks, right to rent checks and homeowner guarantor checks [if necessary]) All checks will come back to you, so that you can make the decision as to how you would like to proceed with the applicants.
- Full Tenancy Pack (required document checklist, AST (Assured Shorthold Tenancy Agreement), issue how to rent guide & compliance checklist)

Full Management Service - 12% + VAT or 14.4% inclusive of VAT of the monthly rent (fees include the following)

Our Full Management Services are perfect for landlords who are looking for peace of mind that they and their properties are compliant with the ever-changing legislation and compliance required of landlords today. Our highly experienced skilled Management Team work hard to ensure you enjoy a passive stress-free income from your property Investment.

- Photographic Inventory Report
- Check carbon & smoke alarms are installed correctly & working.
- Tenant check-in
- Inform utilities including council tax, water and Gas & Electric at check-in & check-out (where possible)
- Rent collection.
- Handling & Protection of damage deposit
- Negotiate and arrange Tenancy Renewals
- Monitor market rents and carry out regular rent reviews.
- Routine property inspections
- Handling & overseeing all maintenance issues.
- Organising Safety Certificates and ensuring all are kept in date.
- 24 hours out-of-hours service & emergency line

BLYTH

9 Regent Street
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Full Managed Services Continued...

- Services of Legal Notices
- Daily landlord payments and landlord app and push notifications
- Landlords Property File which gives you online access to your property 24/7
- Liaising with all parties during a Damage Deposit Dispute (using Alternative Dispute Resolution)
- Photographic Check-out report
- Ensure your property is compliant with ever-changing legislation.

Fully Managed Pro Service - 15% + VAT OR 18% inclusive of VAT of the monthly rent (fees include Rent Guarantee & Legal cover) T&Cs Apply

- **Guaranteed Rent for the Duration of the Tenancy (even if the tenant doesn't pay!) We will also cover your Court / Eviction Costs! T&Cs Apply**
- Photographic Inventory Report
- Check carbon & smoke alarms are installed correctly & working.
- Tenant check-in
- Inform utilities including council tax, water and Gas & Electric at check-in & check-out (where possible)
- Rent collection.
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Landlords Pay as you go Additional Services.

Service Required	Price
Tenant References and Credit Checks	£40 including VAT (Per person)
Right to right Check (per tenant)	£20 including VAT (Per person)
Tenancy Agreement and Compliance pack	£120 including VAT*
Mid Tenancy Transfer - Property Health Check & file audit	£250 including VAT
Collection and Protection of Damage Deposit	£50 including VAT*
Order and supply Gas Safety certificate	£70 including VAT

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Order and supply Electric Installation Condition report	£200 including VAT
Order and supply Energy Performance Certificate	£100 including VAT
Supply and serve Section 21 Notice to tenant	£60 including VAT*
Supply and serve Section 8 Notice to tenant (rent arrears)	£60 including VAT*
Supply and serve Section 13 Notice of rent increase	£60 including VAT*
Draw up and Execute Deed of Surrender	£100 including VAT
Photographic Inventory Report	£150 including VAT*
Photographic Check-out Report	£150 including VAT*

* Services Included within our Full Management Service (Not charged to Managed Landlords)

Please contact us if you have any questions regarding any of our Lettings & Property Management Services. Our friendly team are on hand to help.

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