

lettings services for landlords

All prices include VAT

FULLY MANAGED

(14% OF THE MONTHLY AGREED RENT)

Marketing including online portals and local advertising.

Arranging and accompanying viewings subject to access arrangements provided by the landlord.

Gather and process tenant's information in order to assign referencing and right to rent checks.

Place the security deposit with a tenancy deposit scheme and prepare and serve prescribed information and terms and conditions.

Negotiating the terms of the Assured Shorthold Tenancy (AST).

Rent processing and distribution.

Arranging maintenance or repairs, where deemed necessary, using professional and trusted trade services.

LET & RENT PROCESSING

(10% OF THE MONTHLY AGREED RENT)

Marketing including online portals and local advertising.

Arranging and accompanying viewings subject to access arrangements provided by the landlord.

Gather and process tenant's information in order to assign referencing and right to rent checks.

Place the security deposit with a tenancy deposit scheme and prepare and serve prescribed information and terms and conditions.

Negotiating the terms of the Assured Shorthold Tenancy (AST).

Rent processing and distribution.

INTRODUCTION ONLY

(3 WEEKS RENT)

Marketing including online portals and local advertising.

Arranging and accompanying viewings subject to access arrangements provided by the landlord.

Gather and process tenant's information in order to assign referencing and right to rent checks.

Where required, see 'lettings fees for landlords' below.

lettings fees for landlords

All prices include VAT

INVENTORY (SCHEDULE OF CONDITION):

Number of bedrooms	Unfurnished	Part/Furnished
Studio	£80	£132
1	£95	£144
2	£130	£178
3	£166	£216
4	£206	£240
5+	£POA	£POA

CHECK OUT REPORT:

Number of bedrooms	Unfurnished	Part/Furnished
Studio	£70	£120
1	£82	£132
2	£94	£144
3	£118	£168
4	£148	£198
5+	£POA	£POA

OTHER FEES WHERE APPLICABLE:

Tenancy set up fee, for fully managed and rent processing services only: £120

Referencing of the tenant - four-part reference including right to rent check, credit check, employment reference and previous landlord reference: £45 per tenant £45 per guarantor

Preparation of guarantor document: £25

Preparing a new tenancy agreement (AST): £150

Renewal of an existing tenancy agreement (AST): £100

Printed copies of tenancy agreement, inventory or check-out reports: £10 each

Floor plan: One level £85 / multiple levels £100

Energy Performance Certificate (includes arrangement fee): £85

Gas Safety Certificate (includes arrangement fee): £85, plus £25 per gas fire tested

Annual electrical testing: POA plus £25 arrangement fee

Fee to arrange cutting of keys: £12 (plus cost of cutting keys)

Arranging works between tenancies: £12 per job including tradesman quotes

Accompanying a contractor at a property: £60 per hour

Lodging a deposit with the Deposit Protection Service (DPS): £20

Negotiating the security deposit at end of tenancy: first hour free £60 per hour thereafter

Preparing and Serving Section 21 notice: £70

Abort charge should the landlord change their mind once a tenancy has been agreed and before the tenant moves into a property: £300

Tenant purchasing property fee: 1% plus vat of selling price

Our letting agent redress scheme is The Property Ombudsman (TPO) www.tpos.co.uk

Tenant's deposits are protected with the Deposit Protection Service (DPS) www.depositprotection.com

Nash Watson Ltd have client money protection insurance provided by Client Money Protect (CMP)

Membership number: CMP003294 www.clientmoneyprotect.co.uk