

PETER LARGE
— LETTINGS —

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FEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



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FEES TO LANDLORDS

Level of service offered

TENANT FIND: From £420 inc VAT

INCLUDES:

- 1 Advising to the likely rental income
- 2 Rental particulars, local advertising & erecting a To let board
- 3 Accompanied viewings
- 4 Comprehensive tenant assessment
- 5 Preparing the initial Assured shorthold Tenancy
- 6 Taking a deposit from the tenant to be paid into a deposit scheme by the landlord

RENT COLLECTION: From £420 & 9.6% of gross rent inc VAT

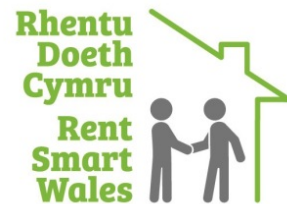
INCLUDES 1:-6

- 7 Rent collection payable to the landlord via electronic banking

PREMIER MANAGED PLUS: From £420 & 15% of gross rent (inc VAT)

INCLUDES: 1:-12

- 13 Rent guarantee and legal protection (subject to terms and conditions)



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STANDARD MANAGEMENT: From £420 & 12% of gross rent (IncVAT)

INCLUDES 1:-7

- 8 Liaising with service companies (gas, electric, council & water)
- 9 Management visits to the property
- 10 Coordination of repairs and maintenance
- 11 Account management, producing monthly and annual statements
- 12 Make any HMRC deductions and payment to inland revenue
- 13 Preparation of detailed Inventory and schedule of condition report



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Additional non optional fees and charges (irrespective of level of service)

SETUP FEE (LANDLORD'S SHARE): FROM £420 INC VAT

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment works if required
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country planning act
- Advise on non resident tax status and HMRC (if required)

INVENTORY FEE from £90 inc VAT

- Dependant on the number of bedrooms and or size of the property and outbuildings

DEPOSIT REGISTRATION FEE £36 inc VAT (included within management services)

- Register landlord and tenant details and protect security deposit with a Government scheme
- Provide the tenant(s) with the Deposit Protection Certificate and Prescribed information within 30 days of the start of the tenancy

ADDITIONAL PROPERTY VISITS £60 inc VAT

- For specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or maintenance linked visits

ARRANGEMENT FEE FOR WORKS OUTSIDE OF AGENTS REMIT

- Arranging access and assessing costs with contractor and ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

RENT REVIEW £60 inc VAT (included within management services)

- Review rent in accordance with the current prevailing market condition and advise the landlord
- Negotiate with the tenant
- Direct tenant to make payment change as appropriate
- Issue Section 13 Notice if tenancy is on a periodic basis

RENEWAL FEE (Landlords share) £60 inc VAT

- Contract negotiation, amending and updating terms and preparation of a new Assured Shorthold Tenancy Agreement

CHECKOUT FEE £90 inc VAT (included within management service)

- Agree with tenant check out date and time appointment
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes;organise repairs/replacement/cost of any broken or missing items

OTHER

COURT ATTENDANCE: From £120 inc VAT

DUPLICATE STATEMENTS: No charge if sent by email. Statements sent by post will be charged at the postage rate subject to a maximum fee of £10 inc VAT