

AT YOUR SERVICE: At NEA Lettings we provide our clients a tailored service to meet their needs.
All Fees include VAT

PLATINUM 'Fully managed plus rent protection'	15% of the rent for the first year £300 fee in the first month to cover tenancy set up With a minimum fee of £1000.00
GOLD 'Fully managed'	12% of the rent for the first year £300 fee in the first month to cover tenancy set up With a minimum fee of £800.00
SILVER 'Rent collection'	9% of the rent for the first year £300 fee in the first month to cover tenancy set up With a minimum fee of £600.00
BRONZE 'Find a tenant'	7.5% of the rent for the first year With a minimum fee of £600.00



Additional Service Charges:
Fees are inclusive of VAT

Tenancy set up includes the following: Assured Shorthold Tenancy Agreement (AST) Deposit Registration with a government registered scheme Up to 2 reference checks Right to rent check per person (legal requirement) – 2 references	Available to silver, gold, and platinum customers only
Assured Shorthold Tenancy Agreement (AST)	£150.00
Deposit Registration with a government registered scheme	£75.00
Reference Check per person	£50.00
Right to rent check per person (legal requirement)	£25.00
Rent protection policy for properties up to £2500pcm	£264.00
Tenancy Renewal	£120.00
Tenancy Addendum	£120.00
Landlord Gas safety certificate	£90.00
Electrical Condition report (starting price)	£180.00
Property Inspection with written report	£150.00
Energy Performance Certificate	£90.00
Non-Resident Landlord Scheme Fee for tax retention and completion of documentation required by HMRC	£60.00 per quarter
Wait at property (fee is for up to two hours)	£90.00
Issuing Notice of Seeking Possession	£90.00
Issue notice of rent arrears – Section 8 notice – Service only available to silver, gold and platinum customers	£90.00
Attendance at Court or any Tribunal	£500 per day or part thereof
Redirection of mail overseas	£25 plus cost of postage
Printing and posting of statement	£5 per statement
Obtaining estimates and supervision of major works	10% of cost of work over £1000

Nicholas Estate Agents & NEA Lettings

7 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

Tel: 0118 948 4040 www.nicholas1882.co.uk Email: sp@nicholas1882.co.uk

 @CavershamAgent  Nicholas Estate Agents & NEA Lettings

Registered address: 1 Foley Place, Common Road, Claygate, Esher, Surrey KT10 0HU. Company Number: 089044324

