



Kingsleigh Residential

Property consultants

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Landlord Fees

Level of service offered:

TENANT FIND

100% of first month's rent

Includes:

- Find a tenant
- Collect and remit initial month's rent received
- Agree payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Provide an inventory
- Provide tenancy agreement

RENT COLLECTION

100% of first month's rent + 6% of monthly rent inc VAT

Includes:

- Find a tenant
- Collect and remit monthly rent received
- Agree collection of any shortfall and payment method
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 if relevant
- Provide an inventory
- Provide tenancy agreement
- Pursue non-payment of rent

FULLY MANAGED

75% of first month's rent + 10% of monthly rent inc VAT

Includes:

- Find a tenant
- Collect and remit monthly rent received
- Agree collection of any shortfall and payment method
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 if relevant
- Provide an inventory
- Provide tenancy agreement
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake four inspection visits per annum and notify landlord of the outcome
- Hold keys throughout the term
- Rent Recovery Plus service

SETUP FEE INCLUDES

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Provide advice on refurbishment
- Provide guidance on compliance with statutory provisions and lettings consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Provide advice on non-resident tax status and HMRC (if relevant)
- Inventory Fee

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

Redress: This firm is a member of The Property Ombudsman (www.tpos.co.uk).

Client Money Protection: This firm is not a member of a client money protection scheme.