



enfields

ESTATE AGENTS

Tenant Find Service

With our Tenant Find Service, you pay a one-off fee of £450.00 (including VAT) and no monthly fee- payable on move in.

This includes;

- ✓ A market appraisal of your property
- ✓ Property marketing on Enfields website, electronic magazines and major online portals
- ✓ Unlimited accompanied viewings until a tenant has been secured
- ✓ Conveyancing of proposed tenancy, including referencing, Right-to-Rent checks and legal paperwork
- ✓ Switching of utilities and council tax accounts
- ✓ Collection of initial rent and deposit
- ✓ Registration of deposit with the Deposit Protection Service
- ✓ Key handover to tenant on move in day
- ✓ Initial Statement

Additional Services;

Inventory- *£120.00 for studio apartments, one or two bed properties, £150.00 for three bed plus properties*

Negotiating, drafting and serving of legal documents for 'renewal of contracts' to same tenants - £120.00

Energy Performance Certificates- £90.00

Gas Safety Certificate (CP12)- £95.00

Property inspection, with report- £60.00 per visit

Checkout at the end of tenancy with detailed report- £120.00

****ALL PRICES ARE INCLUSIVE OF VAT****

Enfields Services- FULLY MANAGED/RENT COLLECTION

There is an initial set up fee of £450.00 including VAT. We offer four packages.

Rent Collection

Monthly charge of 9% of the rent, including VAT.

- ✓ A market appraisal of your property
- ✓ Property marketing on our Enfields website, electronic magazine and major online portals
- ✓ Unlimited accompanied viewings until a tenant has been secured
- ✓ Conveyancing of proposed tenancy, including referencing, Right-to-Rent checks and legal paperwork
- ✓ Switching of utilities and council tax accounts
- ✓ Collection of initial rent and deposit
- ✓ Registration of deposit with the Deposit Protection Service
- ✓ Collection of ongoing rental payments (with monthly statements)
- ✓ Rent arrears management
- ✓ Legal safety certificate reminders

Silver FM Package

Monthly charge of 12% of the rent, including VAT.

INCLUDES ALL OF THE RENT COLLECTION PACKAGE SERVICES *PLUS*

- ✓ Negotiating tenancy renewals
- ✓ Serving of legal notices (Section 13 & Section 21)
- ✓ Annual rent review
- ✓ 6 monthly property inspections with report
- ✓ Maintenance and repairs with vetted contractors
- ✓ Out of hours maintenance and emergency line

Gold FM Package

Monthly charge of 15% of the rent, including VAT.

INCLUDES ALL OF THE SILVER FM PACKAGE SERVICES *PLUS*

- ✓ Cost of drafting and submitting tenancy renewals and serving legislative information
- ✓ Initial property inspection after six weeks, including photographic reports every six months
- ✓ Annual income and expenditure report
- ✓ Inventory at the start of each new tenancy

Premium FM Package

Monthly charge of 18% of the rent, including VAT.

INCLUDES ALL OF THE GOLD FM PACKAGE SERVICES *PLUS*

- ✓ Check out with a report at the end of each tenancy
- ✓ Rent guarantee and legal expenses insurance* (up to a combined cost of £50,000.00)

*terms and conditions apply. Further details available on request