

FEES TO: LANDLORDS

www.brookingsstates.co.uk

LEVEL OF SERVICE OFFERED:

Intro Only - 12% annually (inc VAT)

INCLUDES:

- Free Market appraisal (including advice on market trends, furnishing options, tenant demand)
- Pro-actively market and advertise property on leading portals
- Accompanied Viewings (after office hours included)
- Provide feedback from prospective tenants
- Carry out stringent referencing checks
- Instruct gas, electrical and energy certificates (additional costs apply)
- Preparation of tenancy agreement
- Arrange relevant insurance policies (such as buildings and contents cover)
- Rental Warranty Protection (via claim process - additional costs apply)

Managed - £594 up front & 12% (inc VAT)

In addition to the introduction only service:-

- Registration of deposit (fees apply)
- Process of rent payments
- Sending rent reminders
- Monthly/Annual rent statements
- Notify utilities and local authority
- Instruct independent inventory and check in (additional costs apply - dependent on size)
- Routine property inspections
- Day to day management including arrangements of repairs
- Negotiate rent reviews
- Assistance with issuing relevant notices (such as section 8 & 21 - additional costs apply)
- Legal assistance

Premier - £594 up front & 15.5% (inc VAT)

In addition to the introduction only and full managed service:-

- Rent Guaranteed on the same day each month (until vacant possession)

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CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



Additional fees & services

- Gas Safety Certificate (CP12) - £75 (inc VAT)
- Energy Performance Certificate - £90 (inc VAT)
- Electrical Certificate - £150 (inc VAT)
- Portable appliance testing - £75 (inc VAT)
- Renewal Tenancy - £180 (inc VAT)
- Drawing up tenancy - £180 (inc VAT)
- Reviewing a landlord's tenancy - £180 (inc VAT)
- Serving a section 8/21 (if we do not manage the property) - £90 each (inc VAT)
- Assistance with eviction of tenant (that we do not manage) - £300 (inc VAT)

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