



VillageLettings

The village and country letting agents

FEES TO: LANDLORDS

www.villagelettings.co.uk

LEVEL OF SERVICE OFFERED:

SETUP FEE (LANDLORDS SHARE):	60% of rent (incl. VAT)
<p>INCLUDES:</p> <ul style="list-style-type: none"> • Agree the market rent and find a tenant in accordance with the landlord's guidelines; • Provide guidance on compliance with statutory provisions and letting 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 • Advise on non-resident tax status and HMRC (if relevant) • Collect and remit initial months' rent received • Agree collection of any shortfall and payment method • Provide tenant with method of payment • Deduct any pre-tenancy invoices • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) 	
DOCUMENTATION FEE:	£180 (incl. VAT)
<p>INCLUDES:</p> <ul style="list-style-type: none"> • Prepare tenancy documentation • Contribution towards inventory fee 	
RENT COLLECTION:	6% of rent (incl. VAT)
<p>INCLUDES:</p> <ul style="list-style-type: none"> • Collect and remit the monthly rent received • Deduct commission and other works • Pursue non-payment of rent and provide advice on rent arrears actions • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) 	
FULLY MANAGED:	12% of Rent (incl. VAT)
<p>INCLUDES:</p> <ul style="list-style-type: none"> • Collect and remit the monthly rent received • 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 minimum of two inspection visits per annum and notify landlord of the outcome • Arrange routine repairs and instruct approved contractors • Hold keys throughout the tenancy term • Make any HMRC deduction and provide tenant with the NRL8 (if relevant) • Conduct check out appointment with tenants, over seeing any disputes concerning the deposit. 	

Client Money Protection (CMP) provided
by: RICS



Independent Redress provided by: TPOs



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

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