



Austerberry™
The Best Move You'll Make →

LANDLORD FEES

LET ONLY SERVICE:

Let Only Fee: Between £540 and £840 (dependent upon rent PCM) payable at commencement of tenancy

Schedule of Condition: £150 (optional)

Visiting property to provide a rental valuation, marketing and advertising including online property portals, advising on compliance with statutory provisions and letting consents, carrying out viewings (as appropriate), erecting a To Let board, taking instructions once a tenant has been found, reporting result of referencing (cost of referencing borne by tenant), preparation of 6 month AST, collection of first month's rent and deposit and passing this to you less our fee and any other costs incurred.

FULLY MANAGED SERVICE:

Set Up Fee: £420 payable at commencement of first tenancy

Re-Let Fee: £300 payable at commencement of second and subsequent tenancies

Monthly Fee: 12% of rent

Deposit Registration: £30

Document Fee: £5 per document

Serving Section 21 Notice: £35

Tenancy Renewal: £60

Additional Property Visits: up to maximum of £60

Overseeing Works to Property during Void Periods: 12% of the cost of contractor invoices

PRIOR TO TENANCY: Visiting property to provide a rental valuation, marketing and advertising including online property portals, advising on compliance with statutory provisions and letting consents, carrying out viewings (as appropriate), erecting a To Let board, taking instructions once a tenant has been found, carrying out tenant referencing and right to rent checks and reporting thereon, preparation of 6 month AST, preparation of schedule of condition, collection of first month's rent and deposit, registration of deposit in Government approved scheme, advising all relevant utility providers of new tenancy.

DURING TENANCY: Collection and payment of monthly rent received less our fee and any other costs incurred, pursuing any non-payment of rent and providing advice on rent arrears actions, undertaking periodic inspections throughout tenancy and advising of outcome, arranging routine repairs as required, making any HMRC deduction for non-resident landlords, arranging renewal of tenancy for further fixed period if required, reviewing rent advising on any suggested increase if required.

END OF TENANCY: Receiving notice from tenant and reporting this to you, carrying out check out inspection and reporting outcome, obtaining quotes/organising repairs for any works required to the property at the end of a tenancy, negotiating any deduction in the tenant's deposit, arranging refund of deposit to tenant, if deposit in dispute providing details to Government approved scheme for final adjudication, notifying all relevant utility providers of end of tenancy.

ALL CHARGES INCLUDE VAT.

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

Client Money Protection by:



Independent Redress by:



TENANT FEES

BEFORE YOU MOVE IN:

- **Holding Deposit** **Equivalent to one week's rent**
To hold the property for a period whilst your application is being processed. If you withdraw from letting the property after referencing has started or do not disclose on the application form information which negatively impacts your application then some or all of the holding deposit may be retained to cover costs incurred. Should the Landlord decide not to proceed with the letting through no fault of your own, then any monies paid will be refunded in full.
- **One Month's Rent**
- **Deposit** **Equivalent to five week's rent**

DURING YOUR TENANCY:

- **Change to Tenancy** **£50**
If you require any change to your tenancy agreement for which your Landlord consents e.g. addition or removal of a joint tenant or the acquisition of a pet.
- **Replacement Keys/Security Devices** **Reasonable costs incurred**
- **Early Termination of your Tenancy** **Unpaid rent and other reasonable costs**
- Payment of all services i.e. gas, electricity, water, television licence, council tax, telephone, broadband and installation/subscription charges for cable/satellite to the provider of that service if permitted and applicable
- Any other permitted payments not stated above which are entitled to be claimed under relevant legislation including contractual damages.

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