

www.hilberychaplin.co.uk

FEES TO LANDLORDS:

SERVICES OFFERED:

FULLY MANAGED –

10% + VAT monthly and set up fee of 2.5 weeks rent inc VAT

OR

15% + VAT monthly and NO set up fee

- Advertising and Sourcing Suitable Tenants
- Complete Reference Checks on all Tenants
- Right to Rent Checks
- All paperwork including Tenancy Agreement
- Deposit Registration
- Professional Inventory and Checkout
- First years Rent and Legal Warranty Pack
- Monthly Invoices and Rent Statements
- Pursuing non-payment of Rent, advice and action taken on rent arrears
- Undertaking property inspections visits and preparing reports
- Handling all Maintenance Issues
- Arranging the necessary Safety Checks
- Ensuring compliance is handled correctly (I.e., Smoke Alarms, Carbon monoxide monitors)

Renewal fee - £175 inc VAT

This includes amending and updating terms and arranging a further tenancy agreement in order to extend the original agreement. Also includes approaching tenants with rent increases if necessary. We **do not** charge for annual rent reviews. Nor do we charge commission on contracted works.

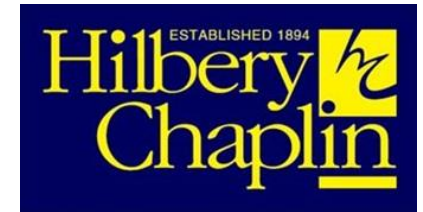
Energy Performance Certificate (EPC) - £84 inc VAT

Gas Safety Certificate - £75 inc VAT

Electrical Installation Condition Report (EICR) - £180 inc VAT

All of our services include agreeing the market rent and advertising your property on the UK's biggest portals. Whilst on valuations we also offer advice on current legislation related to letting a property. We carry out accompanied viewings with suitable applicants at all times unless instructed otherwise. We will erect a Hilbery Chaplin board outside the rental property if you wish for us to do so. We will also advise on non-resident tax status and HMRC if relevant.

IF YOU HAVE ANY QUESTIONS ABOUT OUR FEES PLEASE DO NOT HESITATE TO ASK A MEMBER OF STAFF.



LET ONLY SERVICE –

FIRST MONTHS RENT + VAT

- Advertising and Sourcing Suitable Tenants
- Complete Reference Checks on all Tenants
- Right to Rent Checks
- All paperwork including Tenancy Agreement
- Collecting and remitting the initial months' rent received
- Agreeing collection of any shortfall 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)
- Inventory and Checkout NOT included
- Deposit registration NOT included