

Country Properties Ampthill Lettings Price List

TENANT FIND: One month's rent (inclusive of VAT)

INCLUDES:

- Agree market rent and find tenant in accordance with the landlords guidelines
- Advise on refurbishment
- 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 short fall and payment method
- Provide tenant with method of payment
- Deduct and pre-tenancy invoices

ADDITIONAL OPTIONAL FEES AND CHARGES:

- Tenancy agreement £102.00 (Inc. VAT)
- Inventory and schedule of condition £150.00 (Inc. VAT)
- Deposit Registration Fee £42 (Inc. VAT)

FULLY MANAGED SERVICE – 12% (Inc. VAT) PLUS 50% SETUP FEE (Inc. VAT) of full months rent

INCLUDES:

- Agree market rent and find tenant in accordance with the landlords guidelines
- Advise on refurbishment
- 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)
- Tenancy agreement, inventory and schedule of condition
- Collect and remit the monthly rent received

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- 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 quarterly inspection visits and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Arrange annual electrical Portable Appliance Testing (PAT)
- Arrange annual gas safety checks (CP12)
- Hold management set of keys throughout the tenancy term
- On call emergency out of hours contact covering bank holidays
- Review rent every 12 months in accordance with current prevailing market condition and advise the landlord - including:
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement
- Serve Section 13 Notice if tenancy is on a rolling monthly basis

FULLY MANAGED SERVICE ADDITIONAL NON-OPTIONAL FEES AND CHARGES

Deposit Registration Fee: £42 (Inc. VAT)

- Register landlord and tenant details and protect the security deposit with a Government-
authorised Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days
start of tenancy

Renewal Fee (Landlord share): £102 (Inc. VAT)

- Contact negotiation, amending and updating terms and arranging a further tenancy agreement

CLIENT MONEY PROTECTION (CMP) PROVIDED BY NALS (National Approved Letting Scheme)

INDEPENDENT REDRESS PROVIDED BY: TPOs