

Country Properties Welwyn Garden City Lettings Price List

This Office is not part of a Client Money Protection Scheme	Name/Ref No
This Office is part of the Redress Scheme	The Property Ombudsman D00610

LANDLORD FEE(S)	Price Including VAT
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<p>Let & Management Fee % - % of the rent pcm <i>Agree the market rent and find a tenant in accordance with the landlord 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)</i> <i>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 management visits 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)</i></p>	12%
<p>Set Up Fee Tenant Find/Let Only - % of the 1st month's rent pcm <i>Agree the market rent and find a tenant in accordance with the landlord 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 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)</i></p>	90%.
EPC	£120
Gas Safety Cert/Check	£102
Key cutting	
Portable Appliance Test (PAT)	
Legionnaires Risk Assessment	£66
EICR (electrical installation condition report)	Pay electrician
Work supervision and arrangement fees	