



Tel: 01225 777877 email: office@heritageresidentiallettings.co.uk Website: WWW.heritagerl.com

LANDLORDS COSTS

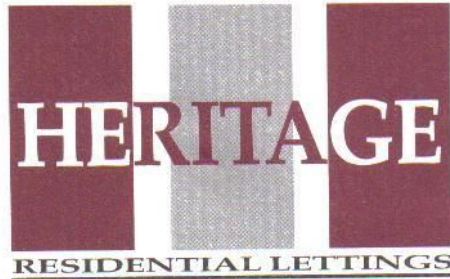
FULLY MANAGED SERVICE

As your agent we arrange the marketing of the property, finding and referencing your tenants, complete all the paperwork and ensure you comply with all regulatory requirements. We then look after the day to day operation of the tenancy such as collecting the rent, conducting property inspections and organising repairs and maintenance.

FEES

- **MONTHLY FEE:** which is calculated as a percentage of the rent plus VAT, this covers the day to day management of the property.
- **LANDLORD MARKETING FEE:** £250 plus VAT, this is for letting the property, including the preparation of marketing material, including the taking of photographs, listing the property on the Internet, and conducting accompanied viewings.
- **INVENTORY OF PROPERTY:** This will be priced per size of property.
- **REFERENCING:** £95 plus VAT. This includes a Credit Check, ID Check, and Right to Rent checks, this is done through a Credit Referencing Company, this ensures we do as much as possible to find a suitable tenant.
- **TENANCY AGREEMENTS & PRESCRIBED INFORMATION:** £95 plus VAT. For the preparation of the Assured Shorthold Tenancy Agreement and Prescribed Information, together with any other regulatory forms and notices, and to continue the issue as and when required during the tenancy.
- **DEPOSIT REGISTRATION:** £50 plus VAT. To register the deposit with the Tenancy Deposit Scheme. More information on this scheme can be obtained at, www.tenancydepositscheme.com.
- **TENANT EXITING THE PROPERTY/RETURN OF DEPOSIT:** £125 plus VAT. Dealing with the formalities for the ending of a tenancy and returning the deposit.
- **ADDITIONAL VISITS/CHECKS OF THE PROPERTY:** £45 plus VAT.





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LET ONLY SERVICE

Our Let Only service is offered to Landlords who wish to manage their own properties, but want to avoid having to find their own tenants, and sorting out all of the documentation, and most importantly ensuring that you comply with all regulatory requirements, we as you agents take care of all of this on your behalf.

FEES

- **LET ONLY FEE:** 75% of one month's rent plus VAT, this is subject to a minimum of £495 plus VAT.
- **INVENTORY:** To draw up an Inventory and Statement of Condition of the property and arrange for this to be confirmed by the new tenant. The charge will vary depending upon the size of the property.

