



Landlord Information Guide

Full Management Service

12% (14.4% inclusive) of monthly rent collected +VAT (Subject to a minimum fee of £90 including VAT)

Plus any third party charges

Inventory charges, please see last page.

Tenant Find Service

80% of the first month's rent + VAT (Subject to a minimum fee of £450 + VAT)

Plus any third party charges

Inventory charges, please see last page.

Contract Only Service

If you have your own tenant & simply require an assured shorthold tenancy agreement, £75.00 +VAT

Rent Collection Service

If you have your own tenant & simply require a rent collection service we will charge 4% +VAT of the monthly rent.

Third Party Charges

Gas Safety Certificate £65 + VAT total £78.00 inclusive (This includes 3 gas appliances in same visit. (KBT Heating and Plumbing)

Energy Performance Certificate £75 inclusive Inventory charges, please see last page.

Profit from your property

25 High Street, Amesbury, Wiltshire, SP4 7ET.

01980 883999 info@hardingsestates.co.uk www.hardingsestates.co.uk

Service	Full Management Service	Tenant Find Service
Accompanied viewings		
Progression of referencing		
Preparation of tenancy agreement		
Organise Inventory (please see schedule for costs)		
Arrange repairs and organise maintenance contractors		X
Management inspection every 4 months		Please ask* ¹
Monthly rent collection with monthly statement		X
Advertising on www.rightmove.co.uk www.hardingsestates.co.uk		
Annual rent reviews		Please ask
End of tenancy check out service		
Full marketing literature including floor plans and Photographs		
Out of hours emergency maintenance contact for tenant		X
Arrange annual 3 rd party oil/gas safe certification		X
Annual Administration fee £99 + VAT (£118.80 inclusive)		N/A

***¹ as a tenant find landlord**, If you prefer not to carry out your own regular property inspections, we can offer management inspections during the tenancy at a cost of £30 + vat per visit (£36 inclusive). This includes a full detailed report which is invaluable at the end of a tenancy should any issues arise following the checkout report.

Profit from your property

Fees and charges that may become payable

£295.00+ VAT (£354 inclusive) per day should you require the agent to attend a rent tribunal or Civil Court

Each property requires an energy performance certificate. If your property does not have an EPC then we can arrange this with an Energy Assessor at a cost of £75.00 inclusive (Third party cost)

Should you wish to terminate our fully managed agreement, three month's written notice will be required to the agent. Should you keep the same tenant, there is a placement fee equivalent to 75% + VAT of the prevailing rent will be payable from the final months' rent.

The overseeing or project managing of larger repair/maintenance works (over £750) are required, in which case a charge of up to 10% + VAT of the total cost of the work will be payable.

£30 + VAT (£36 inclusive) additional property visits outside of those within our full management service and within normal business hours. (This is for Full Management Property)

Hardings Residential Lettings can also provide a sales service should you wish to sell your property as a **BUY TO LET ONLY** with the tenant in situ. This service is charged at 1% + vat of the sale price (subject to a minimum fee of £1800 + VAT)

Profit from your property

Inventory Charges



POLYGON INVENTORIES

Bedrooms	Unfurnished	Furnished
1	£70	£85
2	£85	£105
3	£95	£125
4	£115	£145
5	£135	£170

Profit from your property