

Landlord Information & Fees



If you have any questions about this information guide, please contact our Office on 01980 883 999 or you can email us at lettings@hardingsestates.co.uk

Full Management Service

12% +VAT of Monthly Rent collected (Subject to a Minimum Fee of £75 +VAT)

Plus Third Party Charges

Inventory Charges: see last column for costs.

Tenant Find Service

80% of the First Month's Rent +VAT (Subject to a Minimum Fee of £450 +VAT)

Plus Third Party Charges

Inventory Charges: see last column for costs.

Contract Only Service:

If you have your own Tenant & simply require an Assured Shorthold Tenancy Agreement, we will charge £75 +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
Energy Performance Certificate

Inventory Charges: see last column for costs.

Fees and Charges that may become payable:

£295 +VAT per day should you require us to attend a Rent tribunal or Civil Court.

Each Property requires an Energy Performance Certificate (EPC). If your Property does not have an EPC then we can arrange this with an Energy Assessor.

Should you wish to terminate our Fully Managed Agreement, Three Month's written Notice will be required. 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 for additional Property visits outside of those within our Full Management Service and within normal business hours.

Inventory Charges:

We use Polygon Inventories for the majority of our inventories for new Tenancies. Inventories are usually booked in a couple of days before the start of a Tenancy.

One Bedroom

Unfurnished - £70
Furnished - £85

Two Bedrooms

Unfurnished - £85
Furnished - £105

Three Bedrooms

Unfurnished - £95
Furnished - £125

Four Bedrooms

Unfurnished - £115
Furnished - £145

Five Bedrooms

Unfurnished - £135
Furnished - £170

Please note, these costs are Third party costs and are subject to change.

Continued...



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<u>Service</u>	<u>Fully Managed</u>	<u>Tenant Find</u>
This table shows what is included within our Fully Managed and Tenant Find services		
Accompanied Viewings	✓	✓
Progression of Referencing	✓	✓
Preparation of Tenancy Agreement	✓	✓
Organise Inventory	✓	✓
Arrange repairs and organise maintenance contractors	✓	✗
Management Inspections every 4 months	✓	Please Ask*
Monthly Rent collection with statements	✓	✗
Advertising on Rightmove, Zoopla, Prime Location and our Website	✓	✓
Annual Rent reviews	✓	Please Ask
End of Tenancy Checkout service	✓	✓
Full marketing literature including Floorplan and Photographs	✓	✓
Out of Hours Emergency Maintenance contact for Tenants	✓	✗
Arrange annual 3rd party Oil/Gas Safe Certification	✓	✗
Annual Administration Fee £99 +VAT	✓	✗

*** 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.

This includes a full detailed report which is invaluable at the end of a Tenancy should any issues arise following the Checkout Report.