

FULL MANAGEMENT | SCALE OF CHARGES

Tenancy Set Up Fee

£510.00 including VAT (£425.00 plus VAT)

Marketing

Includes: Virtual Tour & Property Advertising

Viewings

Includes: Agent acts as Keyholder & Accompanied Viewings

Referencing

Includes: Tenant/Guarantor Referencing, Right to Rent Checks, Proof of Identity, AML and Sanction Checks

Tenancy Related Paperwork

Includes: Tenancy Agreement, Rent Payment Form & Serving, Safety Certificates on the Tenant

Deposit Protection

Includes: Deposit Protection & Serving Deposit Related Paperwork on the Tenant

Tenant Check In

Includes: Preparing a Check In Report & Key Handover

Utilities and Council Tax

Includes: Transfer of accounts from the Landlord to the Tenant

Tenancy Closedown Fee

£180.00 including VAT (£150.00 plus VAT)

Check Out

Includes: Preparing a Check Out Report & Key Collection

Deposit

Includes: Negotiating and agreeing deposit deductions with the Tenant and returning the deposit

Utilities and Council Tax

Includes: Transfer of accounts from the Tenant to the Landlord

Safety Certificates & Assessments

Below are the safety certificates and assessments we can arrange on your behalf:

Energy Performance Certificate - £95.00

Gas Safety Certificate - £114.00 including VAT (£95.00 + VAT)

Oil Boiler Service Certificate - £168.00 including VAT (£140.00 + VAT)

Electrical Inspection Condition Report - £248.40 including VAT (£207.00 + VAT)

Portable Appliance Test - £55.20 including VAT (46.00 + VAT)

Certificate of Chimney Sweep - £87.36 including VAT (72.80 + VAT)

Legionella Risk Assessment - £82.80 including VAT (£72.00 + VAT)

Prices are on an individual quote per property. T&Cs apply, ask us for more information.

Inventory & Schedule of Condition

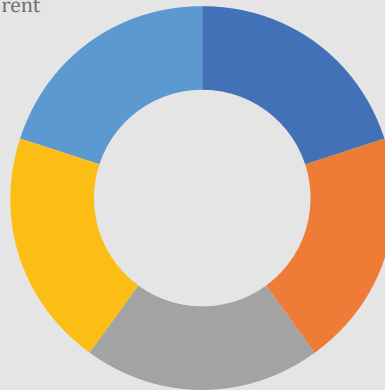
We can arrange an inventory/schedule of condition on your behalf.

Prices are on an individual quote per property. T&Cs apply, ask us for more information.

Management Fee

15.00% including VAT (12.50% plus VAT) of the monthly rent

- Collecting and processing rent, preparing landlord statement of accounts and end of year tax income/ deduction statements
- Coordinating repairs, safety certificates and dealing with out of hours emergencies
- Dealing with the day-to-day management of the property including tenant queries, questions and requests
- Carrying out periodic property inspections* and periodic rent reviews
- Ensuring that you and your property remains compliant with current and future lettings legislation



* Periodic property inspections included within the management fee are carried out virtually via an App. Should you require Allen Residential to carry out a physical inspection then there will be an additional charge on a per property basis.

