



FEEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



propertymark



www.parrisresidential.co.uk



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FEES TO LANDLORDS

Level of service offered

TENANT FIND FEES

£750 plus vat (£900 inc vat) for rentals up to £1000 PCM

£850 plus vat (£1020 inc vat) for rentals over £1000 PCM and up to £1250 PCM

£950 plus vat (£1140 inc vat) for rentals over £1250 PCM and up to £1500 PCM

£1050 plus vat (£1260 inc vat) for rentals over £1500 PCM

INCLUDES:

1. Providing a rental valuation and giving general advice including health & safety information as required.
2. Advertising on all major portals, interviewing and selecting tenants, arranging/carrying out viewings.
3. Taking up references with our chosen reference provider including income, Landlord, right to rent and credit checks as appropriate.
4. Preparing a pictorial inventory
5. Drawing up a standard Assured Shorthold Tenancy Agreement .

RENT COLLECTION FEES

*Tenant find fees apply if introducing a new tenant/s

Rent collection Fee

7.5% of monthly rent plus vat (9% INC VAT)

INCLUDES:

1. Collect and remit the monthly rent received less our rent collection fee
2. Provide monthly statements



MANAGED FEES

*Tenant find fees apply if introducing new tenant/s

Management fee

10% of monthly rent plus vat (12% INC VAT)
* £100 plus vat (£120 inc vat) minimum fee applies

INCLUDES:

1. Collect and remit the monthly rent received less our management fee
2. Provide monthly statements
3. Undertake two inspection visits per annum and notify landlord of the outcome
4. Arrange routine repairs and instruct approved contractors
5. Hold keys throughout the tenancy term
6. Submit & adminster tenants security deposit in the Deposit Protection Service (DPS)



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Additional fees and charges

DEPOSIT REGISTRATION FEE: £50 plus vat (£60 inc VAT)*
*free with managed let

Register landlord and tenant details and protect the security deposit with the Deposit Protection Service (DPS)
Provide the tenant(s) with the Prescribed Information within 30 days of start of tenancy

PROPERTY INSPECTIONS: £100 plus vat (£120 inc VAT)*
*We provide two free property inspections per annum as part of our managed service. For additional inspections the above fees apply

TENANCY RENEWAL FEE: £100 plus vat (£120 inc VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

CHECK OUT FEE: £120 plus vat (£144 inc vat) *free with managed let

PREPARING AND SUBMITTING DOCUMENTION
FOR ADJUDICATION TO THE DPS: £150 plus vat (£180 inc vat) *free with managed let

ISSUING A SECTION 21 NOTICE TO GAIN POSSESSION: £250 plus vat (£300 inc vat) *due to the complexity of issuing a section 21 we now outsource this to a specialist company

ALL FEES SUBJECT TO CHANGE

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LANDLORDS GAS SAFETY CERTIFICATES: £75 plus vat (£90 inc vat)

ELECTRICAL INSTALLATION CONDITION REPORT - Please ask a member of staff

ENERGY PERFORMANCE CERTIFICATE: £85 plus vat (£102 inc vat)

SMOKE ALARM & CARBON MONOXIDE ALARM
10 year smoke alarm £28.00 each
Carbon monoxide alarm £18 each

LEGIONELLA RISK ASSESSMENT REPORT
£110 plus vat (£132 inc vat)

RENT GUARANTEE POLICY
price on application