

SERVICE AND FEE STRUCTURE

MANAGEMENT PLUS SERVICE

For the modern Landlord that would like a smooth running tenancy, knowing all aspects of day-to-day property management is covered from start to finish, with the addition of a six month rent guarantee policy and full access to property file. This will give you peace of mind and allow access to your account and property details 24 hours a day.

- An initial set up fee of 90% (Inc. VAT) of the first month's rental achieved. There is a minimum fee of £480.00 (Inc. VAT).
- A monthly management fee of 13% + VAT of the incoming monthly rental .
- Arrangement fee for subsequent lets £480.00 (Inc. VAT).
- Creation of subsequent Tenancy Agreements for existing Tenants £60.00 (Inc. VAT).

MANAGEMENT SERVICE

Perfect for Landlords that want a hassle free, smooth running tenancy, knowing all aspects of day-to-day property management is covered from start to finish.

- An initial set up fee of 90% (Inc. VAT) of the first month's rental achieved. There is a minimum fee of £480.00 (Inc. VAT).
- A monthly management fee of 11% + VAT of the incoming monthly rental .
- Arrangement fee for subsequent lets £480.00 (Inc. VAT).
- Creation of subsequent Tenancy Agreements for existing Tenants £60.00 (Inc. VAT).
- Twelve month access to property file : Annual fee of £50 Inc. VAT.

LETTING AND RENT COLLECTION ONLY SERVICE

Perfect for Landlords who wish to manage the tenancy themselves, with the added bonus of a fully comprehensive inventory and schedule of condition and peace of mind knowing we are collecting the rent on their behalf and accounting to them each month.

- An initial set up fee of 90% (Inc. VAT) of the first month's rental achieved. (There is a minimum fee of £480.00 Inc. VAT)
- A monthly management fee of 5% + VAT of the incoming monthly rental .
- Fee for subsequent lets is £480.00 (Inc. VAT).
- This service includes the inventory & schedule of condition at the commencement of the Tenancy Agreement.
- The fee to carry out a final inspection following the Tenant's vacation would be £90.00 (Inc. VAT).
- Twelve month access to Property File : Annual fee of £50 Inc. VAT.

LETTING ONLY SERVICE

Perfect for Landlords who are local or may wish to manage the tenancy themselves but would like to us to start the process with the initial paperwork.

- A charge equivalent to the first month's rental achieved + VAT.
- Fee for Tenancy Deposit Scheme is £60.00 (Inc. VAT).
- Twelve month access to Property File : Annual fee of £50 Inc. VAT.

Flick & Son are approved members of the Tenancy Deposit Scheme and we can hold Let Only deposits for our landlords as stakeholder, if required. This would include registering the deposit with The Dispute Service and providing the Tenant and the Landlord with a registration document, refunding the deposit at the end of the Tenancy Agreement & providing a statement of account to the outgoing tenant.

INVENTORY & SCHEDULE OF CONDITION

To assist clients in the preparation of the Inventory of Contents & Schedule of Condition, we are now able to offer a full and professional inventory service. This will form a vital part of the Tenancy Agreement and is prepared in line with the Tenancy Deposit Scheme regulations.

Our fees for this service are:

	Unfurnished Properties	Furnished Properties
One Bedroom	£180.00 (Inc. VAT)	£186.00 (Inc. VAT)
Two Bedroom	£210.00 (Inc. VAT)	£216.00 (Inc. VAT)
Three Bedroom	£234.00 (Inc. VAT)	£240.00 (Inc. VAT)
Four Bedroom	£240.00 (Inc. VAT)	£252.00 (Inc. VAT)
Five Bedroom or more	£270.00 (Inc. VAT)	£288.00 (Inc. VAT)

OTHER SERVICES

Introduction service only £300.00 (Inc. VAT)

To include local advertising and promotion on our websites and promoting the property to find a suitable tenant who meets the Landlord's given criteria. **Does not Include Tenancy Agreement**

For the Let Only Service From £180.00 to £300.00 (Inc. VAT)

Carry out the final inspection and prepare report. The cost of this is dependent on size of the property.

Scheduled visits to check unoccupied properties £50.00 (Inc. VAT)

Preparation of tenancy agreement £180.00 (Inc. VAT)

Tenancy Agreement £60.00 (Inc. VAT)

Negotiating & preparing a tenancy agreement for existing Tenant for further fixed term.

Fair Rent Fee by negotiation

Negotiation of a Fair Rent with the Rent Officer and serving all necessary notices

Gas Safety and Electrical Certificates from £24.00 (Inc. VAT)
Administration fee to arrange Landlord's Annual Gas Safety & Electrical Certificates (fee to include the serviced and electrical check)

Energy Performance Regulations £102.00 (Inc. VAT)
To check property and produce an Energy Rating Certificate in line with the mandatory Energy Performance Regulations 2007. This includes a floor plan.

Legionella Risk Assessment From £112.50 to £160.50 (Inc. VAT)
Legionella Risk Assessment in line with the HSE ACOP L8 Legislation.