

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 from £480.00 Inc. VAT. (please see scale below)
- Creation of subsequent Tenancy Agreements for existing Tenants £120.00 (Inc. VAT).

FULL 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. This service also includes full inventory and schedule of condition, together with the benefit of a 24 hour emergency call out service during out hours, weekends and Bank holidays.

- 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 from £480.00 Inc. VAT. (please see scale below)
- Creation of subsequent Tenancy Agreements for existing Tenants £120.00 (Inc. VAT).
- Twelve month access to property file: Annual fee of £60 Inc. VAT.

BASIC MANAGEMENT, LETTING AND RENT COLLECTION SERVICE

Perfect for Landlords who wish to be involved in the management and maintenance of their tenancy, but also having the peace of mind knowing we are collecting the rent on their behalf and accounting to them each month. This service includes an interim inspection every six months by a member of staff from Flick and Son, followed by a written report.

- 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 7% + VAT of the incoming monthly rental .
- Arrangement fee for subsequent lets from £480.00 Inc. VAT. (please see scale below)
- Creation of subsequent Tenancy Agreements for existing Tenants £120.00 (Inc. VAT).
- Twelve month access to Property File : Annual fee of £60 Inc. VAT.

*For each subsequent let under the Management Plus, Full Management or Basic Management the fees are as follows:

- Rent up to £899 pcm : Fee £480.00 Inc. VAT.
- Rent from £900 pcm to £1,199.00 pcm : Fee £600.00 Inc. VAT.
- Rent over £1,200 pcm : Fee £700 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).
- Creation of subsequent Tenancy Agreements for existing Tenants £120.00 (Inc. VAT).
- Twelve month access to Property File : Annual fee of £60 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.

KEY HOLDING SERVICE / CARETAKING

Flick and Son offer a key holding service for clients in case of emergency and/or contractors require access for works. Fee for this service is £90.00 Inc. VAT per annum.

Flick and Son offer a service for vacant properties to enable clients to comply with their insurance requirements and policies. We would attend, walk around the property, collect and forward any post at the property. Fee for this service is £60.00 Inc. VAT per visit.

OTHER SERVICES

Introduction service only

£480.00 (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. **This service does not include Tenancy Agreement**

Additional Services

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 (please see attached schedule)

Scheduled visits to check unoccupied properties £ 60.00 (Inc. VAT)

Preparation of tenancy agreement £180.00 (Inc. VAT)

Rent increase notice under Let Only £ 30.00 (Inc. VAT)

Tenancy Agreement £120.00 (Inc. VAT)

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

Energy Performance Regulations £108.00 (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.

