



FEESTO: LANDLORDS

www.owl-search.co.uk

LEVEL OF SERVICE OFFERED:

INTRODUCTION: 9.6 % (INC. VAT)

RENT COLLECTION: 3.6 % (INC. VAT)

FULLY MANAGED: 6 % (INC. VAT)

INCLUDES:

- Collect and remit initial months rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

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INCLUDES:

- Collect and remit the monthly rent received
- Pursue nonpayment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term

ALSO INCLUSIVE OF THE FOLLOWING (IRRESPECTIVE OF LEVEL OF SERVICE):

SETUP FEE (Landlords Share): £900.00 (inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement.
- Advise on nonresident tax status and HMRC (if relevant)
- Provide gas safety, EPC and How To Rent Guidebook (Acknowledgment of Receipt)
- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

Redress: This firm is a member of The Property Ombudsmen, www.tpos.co.uk

Client Money Protection: This firm is a member of Client Money Protect (CM Protect Limited) client money protection scheme



