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6, Trem-y-Mynydd Court, Blaenavon NP4 9LX
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**Service Price list for 2021** VAT is not charged

I can provide a full service or bespoke service as required

Management fee: 9 - 14% (negotiable): depending on area and number we manage in your portfolio. This is charged monthly, to be deducted from the rent.

Tenant find: One month’s rent OR £240 (whichever is the smaller amount) This includes 3 months advertising on Zoopla, Rightmove etc., interviewing prospective tenants at property, obtaining tenant references from employer, bank and previous Landlord, obtaining guarantor with credit check as necessary.

Drawing up the tenancy agreement in consultation with Landlord, issuing tenancy agreement to tenant, setting up rent payment details £70.00

Tenant check-in including signatures of tenancy agreement, inventory appraisal with tenant agreement, meter readings, smoke/CO alarm testing. £45.00

Collecting deposit and submitting it to DPS scheme £20

Appealing to PRS for any disputed return of deposit at end of tenancy from £50

Transfer from another agent with existing tenant and tenancy agreement **FREE**.

Paying your rent into your bank account by bank transfer is **FREE** if this is to a UK Bank in £ Sterling. If the transfer is to an overseas bank and the transfer is in £ Sterling we are charged £15 by our bank and this will be passed on to you. If you want rent transferred into an overseas bank account in an alternative currency, we will pass any additional bank charges incurred by us onto you. Most overseas landlords opt for quarterly rather than monthly payments to minimize bank charges.

Checking on empty properties not ready to let - £25 per calendar month (includes drive-by – checking back yard – and attending initial call-outs for that property).

Cleaning dwelling prior to letting (price to be agreed)

Professional initial Inventory including photographs and certificate from £60.

Property inspection prior to council HHSRS inspections to assess repairs needed (including pictures). £40

Post-repair inspection to confirm work done (including pictures) – **FREE** if *Agent* did the work, otherwise £ (price to be agreed).

Cleaning of property pre or post letting (price to be agreed)

Overseeing repair/refurbishment work done by your own contractors - 10% of the cost of the work (minimum £40). (This includes site visits, inspections and reports during the job as well as liaising with your contractor for access, deliveries etc).

Daytime call outs for properties NOT active on our books - £40 including first hour, plus £9 for each additional half hour we have to stay at the property. Out of hours and weekend charge for attending police call-outs or incidents for properties NOT active on our books £60.

Organizing access to properties during working hours for Insurance Assessors, Mortgage surveys, Estate Agents or similar £30.

Routine three monthly property inspections – The inspection is free as part of a full service and can include a quote for any work needed.

Attend court in eviction cases £(to be quoted).

Attend eviction with bailiff – locksmith and police when deemed necessary £40 per visit.

Carbon Monoxide alarm supply and installation £45.

Smoke alarm supply and installation (10 year battery operated) £30

Electric visual check and report £15 when carried out at the time of a property visit.

Portable Electrical Appliance Testing (PAT testing) £2 per appliance when carried out at the time of a property visit.

EPC (required Energy Performance Certificate) £70

Gas Safety annual check of boiler (including servicing) £75.

Tenancy renewal at 6 months (optional). £40. Tenancies automatically move from 6 month assured short hold to rolling tenancies at the end of the initial 6 months of the AST and there is no charge for this. However, some landlords prefer to have the tenancy renewed instead. The advantage of this is that if a tenant moves out without notice they remain responsible for the council tax to the end of the renewed AST date. In a rolling tenancy, the landlord is responsible for council tax from the day the tenant leaves the property.

Final check-out including professional inventory report and certificate £45

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