

MAPP & WESTON

Landlord's Charges

- Initial tenancy set up fee for each new tenancy **£480.00 Inc. Vat**. This applies to all fully managed properties with a new tenant. This charge includes advice and management of getting a property ready for let such as presentation and safety, advertising, viewings, tenant find, administration to include the referencing, right to rent checks, preparation of the tenancy agreement and organising for the tenants deposit to be protected.
- Fully Managed service: **12% Inc. VAT** of monthly rent
- Tenant find and rent collection: **10% Inc. VAT** of monthly rent
- Tenant find service: **60% Inc. VAT** of first month's rent
with
Administration charge **£180 Inc. VAT**
- Management Visit and Inspection Report (if not fully managed): **£120.00 Inc. VAT**
- Renewal of Tenancy Agreement: **£120.00 Inc. VAT**
- Annual Gas Safety Certificate plus boiler service: **£ 96.00 Inc. VAT**
- Energy Performance Certificate: **£ 96.00 Inc. VAT**
- Legionnaires Risk Assessment Form **£60.00 Inc. VAT**
- Domestic Electrical Condition Report (5 Yearly)
 - 1 Bedroom property £120.00 Inc. VAT
 - 2 Bedroom property £144.00 Inc VAT
 - 3 Bedroom property £180.00 Inc VAT
 - 4 Bedroom property £240.00 Inc VAT

All our property maintenance is undertaken by a list of preferred contractors. The trades are registered and we have confirmed that the operatives have the correct insurance and qualifications.

INVENTORY AND SCHEDULE OF CONDITION

Please note that all prices are inclusive of VAT

Unfurnished Full Inventory report.

To include photographs, meter readings and list of keys

One Bed Property	£108.00
(1 Bed, 1 Bath, 1 Reception, 1 Kitchen)	
Two Bed Property	£132.00
(2 Bed, 1 Bath, 1 Reception, 1 Kitchen)	
Three Bed Property	£156.00
(3 Bed, 1 Bath, 1 Reception, 1 Toilet, 1 Kitchen)	
Four Bed Property	£180.00
(4 Bed, 1 Bath, 1 Reception, 1 Toilet, 1 Kitchen)	
Five Bed Property	£216.00
(5 Bed, 1 Bath, 1 Reception, 1 Toilet, 1 Kitchen)	

Check In Report (Rooms as above) **U/F**

One Bed Property	£96.00
Two Bed Property	£120.00
Three Bed Property	£144.00
Four Bed Property	£168.00
Five Bed Property	£192.00

Check Out Report (Rooms as above) **U/F**

One Bed Property	£96.00
Two Bed Property	£120.00
Three Bed Property	£144.00
Four Bed Property	£168.00
Five Bed Property	£192.00

Prices for furnished properties on request.

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