

Landlord's Fees

Introduction of Tenancy

12% Inc VAT for fixed term and 9.6% inc VAT thereafter.

- We will advise you on preparing your property for rental.
- Provide a market appraisal.
- Advertise your property on our website, Prime Location, RightMove, Zoopla and linked websites.
- Carry out accompanied viewings.
- All offers will be submitted to you for approval.
- Carry out full referencing and credit checks.
- Tenancy Agreements will be forwarded to both you and the Tenant for signature.
- We can assist in arranging for an Inventory and Schedule of Condition to be compiled and the Inventory check in at the start of the tenancy.
- We will advise you on all safety requirements necessary prior to the start of the tenancy.
- Prior to the end of tenancy, discuss renewal or termination of tenancy.

Standard Letting and Rent Receipt

15% inc VAT for the tenancy including any renewal.

In addition to the Introduction Of Tenancy service:

- Arrange for rent payments to be credited to a specified client account and once the funds have cleared we will forward the net sum on to you within three working days.
- Provide a monthly statement.
- Operate rent arrears process in lieu of rent not received.
- Should the rent fall into arrears by two instalments we will advise on legal procedures for the termination of the tenancy.

Letting and Management

19.2% inc VAT for the tenancy including any renewal.

In addition to the Introduction Of Tenancy and Rent Receipt Services:

- Arrange for an Inventory and Schedule of Condition to be compiled.
- We will look after the day to day running of the property and ensure that all queries and minor problems are dealt with, bearing in mind your interests at all times.
- Any emergencies will be dealt with as necessary and we offer an out of hours emergency service to the Tenants.
- Items of repair and maintenance will be referred back to you for approval, or an arrangement can be agreed for us to carry out works to the value of £250.00, if preferred.
- Ensure all safety certificates are kept up to date.
- Inspect the property internally at least twice per year.
- Deposit negotiations.
- Handle change over of utility suppliers.

Management Only

9.6% inc VAT for the term including any renewal.

Sale of Property to Tenant Fee, 1.2% inc VAT.

Overseeing works valued over £500 fee, 12% inc VAT of total invoiced cost.

Additional optional and non optional fees and charges

Tenancy Agreement Fee (Landlord's Share), £192 inc VAT.

Deposit Registration Fee, £42 inc VAT.

Inventory Make & Check In Fee

Paid by the Landlord and depends on size and furnishing state of the property and outbuildings.

Tenancy Renewal Fee (Landlord's Share), £114 inc VAT.

Abortive Tenancy Fee

Should you not wish to proceed with a tenancy after acceptance of an offer unless references have failed, £444 inc VAT.

Additional property inspections, £120 inc VAT per visit.

Attending Court or Arbitration, £600 inc VAT per day or part thereof.

Grantley is an ARLA licensed member

www.arla.co.uk

Client money protection (CMP) provided by ARLA

Independent Redress Scheme operated by The Property Ombudsman (TPO)

Tenancy Deposit Protection Scheme (TDS)

