

landlord  
fees!  
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fees!

livewith**us**.

# landlord fees.

<b>services</b>	<b>Let Only</b>	<b>Full Management</b>
Evaluation of your property's potential rental income	✓	✓
Marketing of your property	✓	✓
Showing prospective tenants around your property	✓	✓
Negotiating any offers received from prospective tenants	✓	✓
Obtaining Guarantors for each Tenant	✓	✓
Preparing the Tenancy Agreement	✓	✓
Collecting and registering the security deposit	✓	✓
Collecting the first month's rent		✓
Notifying the council and water supplier of the new Tenancy		✓
Preparing an Inventory of the property		✓
Collecting the monthly rent payments		✓
Ensuring that any maintenance is dealt with		✓
Inspecting the property on a regular basis		✓
Contacting the Tenant for overdue rent		✓
Arranging for safety checks to be conducted		✓
Serving the correct legal notices		✓
Inspecting the property at the end of the Tenancy		✓
Negotiating the deposit allocation at the end of the Tenancy		✓
Organising cleaning of the property at the end of the Tenancy		✓

<b>fees</b>	<b>Let Only</b>	<b>Full Management</b>
Management Fee (% of Rent)		<b>12% - 16.8% *</b>
Licensed HMO Management Fee (in addition to the above)		<b>2.4%</b>
Tenancy Set Up Fee (Fee per Tenant)	<b>£300</b>	<b>£120</b>
Deposit Registration Fee (charge per Tenancy)	<b>£60</b>	<b>£60</b>
Cleaning between Tenancies (cost per bedroom)		<b>£50</b>

All Fees shown above are quoted inclusive of VAT

\* The Management Fee ranges from 12% upto 16.8% depending on the size and condition of the property