



LANDLORD FEES PER PROPERTY

<p>FULLY MANAGED: Initial Set Up Fee of One Month's Rent + VAT On sole letting agent basis <i>(if the monthly rent was £500, the fee would be £600 Inc VAT)</i> + An Ongoing Monthly Charge of 10% (+ VAT) of the Charged Rent Received <i>(if the charged monthly rent was £500, the monthly management fee would be £60 Inc VAT)</i></p>	<p>PART MANAGED: Initial Set Up Fee of One Month's Rent + VAT On sole letting agent basis <i>(if the monthly rent was £500, the fee would be £600 Inc VAT)</i> + An Ongoing Monthly Charge of 7% (+ VAT) of the Charged Rent Received <i>(if the charged monthly rent was £500, the monthly management fee would be £42 Inc VAT)</i></p>	<p>TENANT FIND ONLY SERVICE: Initial Set Up Fee of One Month's Rent + VAT On sole letting agent basis <i>(if the monthly rent was £500, the fee would be £600 Inc VAT)</i></p>
INCLUDES:	INCLUDES:	INCLUDES:
• Letting board	• Letting board	• Letting board
• Preparation of bespoke property details	• Preparation of bespoke property details	• Preparation of bespoke property details
• Internet advertising including <ul style="list-style-type: none"> ♦ www.wellsmcfarlane.co.uk ♦ www.rightmove.co.uk ♦ www.onthemarket.co.uk ♦ Facebook advertising 	• Internet advertising including <ul style="list-style-type: none"> ♦ www.wellsmcfarlane.co.uk ♦ www.rightmove.co.uk ♦ www.onthemarket.co.uk ♦ Facebook advertising 	• Internet advertising including <ul style="list-style-type: none"> ♦ www.wellsmcfarlane.co.uk ♦ www.rightmove.co.uk ♦ www.onthemarket.co.uk ♦ Facebook advertising
• Drafting of tenancy agreement	• Drafting of tenancy agreement	• Drafting of tenancy agreement
• Full tenancy referencing	• Full tenancy referencing	• Full tenancy referencing
• Accompanied viewing service	• Accompanied viewing service	• Accompanied viewing service
• Providing floor plan and EPC <i>(if required)</i>	• Providing floor plan and EPC <i>(if required)</i>	
• Collection of rent and prepared accounts	• Collection of rent and prepared accounts	
• Transfer of utility accounts to tenants	• Transfer of utility accounts to tenants	
• Tenant check in and check out service	• Tenant check in and check out service	
• Detailed inventory preparation		
• Property inspections every three months		
• Arrange for property maintenance and repairs		
• Renewal of tenancy		
• Deposit registration with my deposits		

ADDITIONAL OPTIONAL FEES PER PROPERTY

FULLY MANAGED	PART MANAGED	TENANT FIND ONLY SERVICE
	£150 (Inc VAT) - Detailed inventory preparation	£150 (Inc VAT) - Detailed inventory preparation
	£25 (Inc VAT) - To register deposit	£25 (Inc VAT) - To register deposit
		£96 (Inc VAT) - Annual charge to hold deposit
		£150 (Inc VAT) - Providing floor plan and EPC



TENANT FEES PER PROPERTY

<ul style="list-style-type: none"> • £360 (Inc VAT) - Reference fee per property <ul style="list-style-type: none"> ♦ Non- refundable unless a property is withdrawn from the market by the landlord(s) after referencing has commenced
<ul style="list-style-type: none"> • £60 (Inc VAT) - Guarantor (if required)
<ul style="list-style-type: none"> • Security: <ul style="list-style-type: none"> ♦ £150 Security deposit PLUS ♦ Equivalent of one month's rent
<ul style="list-style-type: none"> • Pet Bond <ul style="list-style-type: none"> ♦ £500 Per Animal If permitted – and only whereby the tenant agrees to professional cleaning of all carpets on termination of the tenancy