



LANDLORD FEE INFORMATION























Fully Managed Service

Monthly Fees: 12% (inc VAT) of monthly rent

For example; If the monthly rent was £600 per month, the fee would be £72 (inc VAT)

Set Up Fee: £240 (inc VAT)

What's Included?









-  Agree the market rent and find a tenant in accordance with the landlord's guidelines
-  Advise on refurbishment (if required)
-  Provide guidance on compliance with statutory provisions and letting consents
-  Carry out accompanied viewings
-  Market the property and advertise on relevant portals & social media
-  Erect board outside property in accordance with Town and Country Planning Act 1990
-  Advise on non-resident tax status and HMRC (if relevant)
-  Preparation of the tenancy agreement in accordance with the Housing Act 2004 and The Dispute Service
-  Preparation of property inventory and schedule of condition
-  Screen prospective tenants and carry out full references
-  Protect tenant's deposit within a government approved scheme
-  Collect and remit the monthly rent received
-  Pursue non-payment of rent and provide advice on rent arrears actions
-  Advise all relevant utility providers of changes at the beginning of a new tenancy
-  Undertake four inspections visits per annum
-  Arrange routine repairs and instruct approved contractors
-  Hold keys throughout the tenancy term (if provided with 2 sets at the beginning of the tenancy)
-  Make any HMRC deduction and provide tenancy with NRL8 (if relevant)
-  Submission of non-resident landlord's receipts to HMRC
-  Rent review
-  Tenancy renewal
-  Checkout service

Tenant Find Only Service

Set Up Fee: Half of one months' rent, minimum of £360 (inc VAT) applies

For Example; If the rent is £800 per month, the fee would be £480 (inc VAT)







What's Included?

-  Agree the market rent and find a tenant in accordance with the landlord's guidelines
-  Carry out accompanied viewings
-  Market the property and advertise on relevant portals & social media
-  Erect board outside property in accordance with Town and Country Planning Act 1990
-  Preparation of initial tenancy agreement
-  Collect and remit initial months' rent received
-  Collect and remit security deposit received
-  Deduct any pre-tenancy invoices

Tenant Find Only Service Optional Additional Fee's

Inventory:	1 bedroom property £120.00 (inc VAT)
	2 bedroom property £150.00 (inc VAT)
	3 bedroom property £180.00 (inc VAT)
	4 bedroom property £210.00 (inc VAT)
	5+ bedroom property £240.00 (inc VAT)

Fully Managed Optional Additional Fee's

-  **Additional Property Visits:** £25.00 (inc VAT)
To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit
-  **Renewal Fee:** £75.00 (inc VAT)
Contract negotiation, amending and updating terms and arranging a further tenancy agreement
-  **Management & Instruction of Maintenance Works:** 12% (inc VAT) of the net invoice
-  **Court Attendance:** £240 (inc VAT) per day
-  **Withdrawal Fee:** £550.00 (inc VAT)
If the agreement is terminated by the landlord after a tenant application has been submitted but before the tenancy has started
-  **Termination Fee:** 1 Calendar Months' Rent If the agreement is ended by the landlord and the tenant remains in the property

 **ENERGY PERFORMANCE CERTIFICATE:** £90.00 (inc VAT) if required

 **LEGIONNAIRE'S DISEASE RISK ASSESSMENT:** £90.00 (inc VAT) if required

 **GAS SAFETY CERTIFICATE:** £90.00 (inc VAT) if required

iLet Properties Ltd Registered Office: 6 Bridge Street, Northampton, NN1 1NW.
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**iLet Properties are NOT members of a client money protection scheme.*