

LANDLORD FEES EXPLAINED



Key:  Included  Available at extra cost	Tenant Find £550 +VAT (up to £999 PCM)	Rent Collection 7% +VAT	Fully Managed 10% + VAT
	£600 +VAT (over £1000 PCM)	Set-up Fee £250 + VAT	Set-up Fee £250 + VAT
Free Rental Valuation & Advice Meeting			
Online Marketing (Rightmove, Zoopla, Prime Location & Homesearch)			
Accompanied Viewings (with instant and 24-hour feedback)			
Tenant Referencing (Employment/Credit Checks/Landlord & Agent Check)			
Right to Rent Checks			
Tenancy Agreement			
Deposit Protection Facility			
Monthly Landlord Statements			
Annual Income & Expenditure Reports			
Rent Arrears & Recovery			
Serve Legal Notices (With Time/Date Stamped Photos of Proof)			
Tenant Check Out & Service Report			
Deposit Reconciliation			
Property Inspections & Reporting			
Arranging Wear & Tear/Damage/ Remedial Works and Repairs			
Annual Meeting/Review with Directors			
Energy Performance Certificate (EPC)			
Gas Safety Certificate			
Electrical Installation Condition Report (EICR)			
Inventory			
Rent & Legal Protection Cover			
Rent Reviews & Renewals			

RENT & LEGAL PROTECTION

We can arrange rent and legal protection from 2% per month

Other Additional Expenses

Tenancy Renewal Fee	£90+VAT
EPC	£60+VAT
Gas Safety Certificate	£70+VAT
EICR	£125+VAT
Deposit Protection Facility	£35+VAT
Tenant Check Out Report	£125+VAT

Inventory & Schedule of Condition Report

Studio	£80+VAT
1 Bedroom	£110+VAT
2 Bedroom	£120+VAT
3 Bedroom	£130+VAT
4 Bedroom	£160+VAT
5 Bedroom	£180+VAT

* Prices quoted are for unfurnished. For part or fully furnished, a quote will be available upon request.



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LETTINGS

COAST & COUNTRY
REAL ESTATE



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