

HUBBARD
TORLOT

ESTATE AGENTS



FEESTO: LANDLORDS

www.hubbardtorlot.co.uk

LEVEL OF SERVICE OFFERED:

TENANT FIND: 8.9 % (INC. VAT)

RENT COLLECTION: 12% (INC. VAT)

FULLY MANAGED: 15 % (INC. VAT)

INCLUDES:

- Collect and remit initial months rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pretenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

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INCLUDES:

- Collect and remit the monthly rent received
- Pursue nonpayment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

SETUP FEE (Landlords Share): £150.00 inc VAT

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
 - Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
 - Carry out accompanied viewings (as appropriate)
 - Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
 - Advise on nonresident tax status and HMRC (if relevant)

Inventory Fee (landlords share) See attached Schedule

Dependent on the number of bedrooms and/or size of the property and outbuildings Energy Performance Certificate (EPC) £72.00 inc VAT

Client Money Protection: We advise that we do not hold/or deal with any client funds as we outsource this to ARPM, who manage this on our behalf.

