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LETTING FEES EXPLAINED:

Following a free rental assessment and marketing on media outlets.

Fee for '**Letting Only**' includes:

1. Arranging viewings and selecting a suitable tenant to put forward for full and thorough referencing, preparation of an Assured Shorthold Tenancy agreement, preparation of full colour photo Inventory and Schedule of Condition, collection of the first months rent, check-in of the tenant at property including taking meter readings and notifying utilities of new tenant details, securing the tenants deposit with The Deposit Protection Service, as opposed to a Client Money Protection scheme of which we are not a member, and future deposit management.
2. 1 Bedroom property = 1st months rent + vat. (a minimum of £400 + vat = £480)
2 Bedroom property = 1st month rent + vat.
3 Bedroom property = 75% of the 1st months rent + vat (= 90%)
4 Bedroom property = 65% of the 1st months rent + vat (= 78%)
5+ Bedroom properties = 50% of the 1st months rent + vat (= 60%)
3. Extensions of existing tenancy agreements = £50 + vat = £60

'Hamlet' Hambleton Estate Agents are members of the Federation of Small Businesses, The Guild of Professional Estate Agents and the Property Ombudsman.

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Fee for '**Full Management**' include:

1. Commission of 12% + vat (= 14.4%) of the monthly rental amount for the duration of the tenancy. This fee covers rent collection, the preparation of monthly rent statements and end of year spreadsheet, regular gas compliance auditing, property maintenance and periodic management visits to the property.
2. Reduced Commission of 10% + vat (= 12%) for landlord who purchase their property with Hambledon Estate Agents
4. *Set up fee for arranging viewings, selecting a suitable tenant to put forward for full and thorough referencing and preparation of an Assured Shorthold Tenancy agreement - £100 + vat (£20) = £120.
5. *Preparation of full colour photo Inventory & Schedule of Condition starting at for a 1 and 2 bedroom property £100 + vat (£20) = £120
3 bedroom properties £120 + vat (£24) = £144
4 bedroom property £150 + vat (£30) = £180
5+ bedroom properties £180 + vat (£36) = £216
This fee includes taking meter readings and notifying the utility companies of the new tenant details, securing the tenants deposit with The Deposit Protection Service, as opposed to a Client Money Protection scheme of which we are not a member, and future deposit management.
5. Check in of the tenant at the property arranging signing of the agreements, advising on Deposit Protection and handing over the keys £50 + vat (£10) = £60
6. *The set-up fees are chargeable on commencement to a tenancy and deducted from the first months rent.
7. There is no charge to an extension of an original tenancy agreement.

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