

19 West St Mary's Gate
Grimsby
North East Lincolnshire
DN31 1LE

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48a St Peter's Avenue
Cleethorpes
North East Lincolnshire
DN35 8HP

Telephone: 01472 311119



AGENCY FEES - FULL MANAGEMENT SERVICE

Management Service

12.5% of gross rent collected.

Inventories

As Agents, we will prepare an inventory on the commencement of each Tenancy.

The cost of this is as outlined below:

No of beds	Furnished	Unfurnished
1 bedrooms	£75	£50
2/3 bedrooms	£100	£75
4 bedrooms	£125	£100
5+ bedrooms	£150	£125

Tenancy Agreement - £50

Obtaining Quotations and Organising Maintenance Works - 7.5 % of all expenditure on single items exceeding £350 (this charge being made to cover the cost of liaising with Contractors, and providing circumstances allow, to visually inspect works on completion).

Certification of Gas Appliances - At cost.

Certification of Electrical Appliances, etc. - At cost.

Buildings Insurance Valuations - From £75

Inspections of Vacant Properties - £20 per visit.

Energy Performance Certificate - £85

Annual Statement for Accounting/Taxation Purposes - £25. On request, we are able to provide a detailed statement, showing all income and expenditure over the year. This can simplify completing Tax Returns.

Dealing with Insurance Claim - 10% of the value of the Insurance claim (minimum fee £50).

Cost of Overseas Calls, Faxes and Redirecting Landlord's Mail - At cost.

Press Advertising - The cost of Press advertising in the Grimsby Telegraph is as follows:
Written description in Friday's Property Guide, with an accompanying colour photo: £35.

Advert without photo in Friday's Property Guide: £20.

Tuesday advert on same basis, as outlined above: £17.50 and £10 respectively.

****All of the above fees are excluding VAT****

**** Other Landlord services are available, please speak to a member of staff for further details****



FOR FURTHER INFORMATION PLEASE SEE A MEMBER OF THE RENTED DEPARTMENT