

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% exc. VAT on gross rent collected (15 % inc. VAT)

### Inventories

As Agents, we will prepare an inventory on the commencement of each Tenancy.  
The cost of this is as outlined below (all prices inclusive of VAT):

No of beds	Furnished	Unfurnished
1 bedrooms	£120	£90
2/3 bedrooms	£150	£120
4 bedrooms	£180	£150
5+ bedrooms	£210	£180

**Tenancy Agreement** - £60 exc. VAT (£72 inc. VAT)

**Obtaining Quotations and Organising Maintenance Works** - 7.5 % exc. VAT (9% inc. VAT) of all expenditure on single items exceeding £350

**Certification of Gas Appliances** - At cost.

**Certification of Electrical Appliances, etc.** - At cost.

**Buildings Insurance Valuations** - From £75

**Inspections of Vacant Properties** - £20 exc. VAT per visit (£24 inc. VAT)

**Energy Performance Certificate** - £85 exc. VAT (£102 inc. VAT)

**Annual Statement for Accounting/Taxation Purposes** - £25 exc. VAT (£30 inc. VAT). 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% exc. VAT (12% inc. VAT) of the value of the Insurance claim (minimum fee £150).

**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 (all prices inc. VAT):

A written description in Friday's Property Guide, with an accompanying colour photo: £42.

Advert without photo in Friday's Property Guide: £24.

Tuesday advert on same basis, as outlined above: £21 and £12 respectively.

**Rent Recovery Warranty** - £150 exc. VAT (£180 inc. VAT)

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

Jackson Green & Preston are a member of the RICS Client Money Protection Scheme.



Ombudsman Services: Property  
PO Box 1021  
Warrington  
WA4 9FE



**FOR FURTHER INFORMATION PLEASE SEE A MEMBER OF THE RENTED DEPARTMENT**