

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

Telephone: 01472 311113
Fax: 01472 311114



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