



FEESTO: LANDLORDS

www.bancproperty.com

LEVEL OF SERVICE OFFERED:

TENANT FIND: 8 % (INC. VAT)

RENT COLLECTION: 10 % (INC. VAT)

FULLY MANAGED: 13 % (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

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- Submit security deposit for tenant to a government approved scheme

INCLUDES:

- Collect and remit the monthly rent received
- Pursue nonpayment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- 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
- Submit security deposit for tenant to a government approved scheme

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

SETUP FEE (Landlords Share): One weeks rent (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
- Redress: Banc property group ltd is a member of The property ombudsmen www.tpos.co.uk
- Client Money Protection: Banc property group ltd is a member of Client money protect





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

BEFORE YOU MOVE IN:

Set up fee 1 weeks rent

Referencing up to two tenants (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement £ 0 (inc VAT) for up to two tenants

Additional Tenant Fee

Processing the application, associated paperwork and referencing £ 0 (inc VAT) per tenant Guarantor Fee

Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement £0 (inc VAT) per guarantor (if required) Permitted Occupier Fee

Explaining to any permitted occupier their rights and responsibilities towards the named tenant(s) and landlord as well as the provision of documentary guidance and assistance during the tenancy £ 0(inc VAT) per permitted occupier

To cover the added risk of property damage. This will be protected with your security deposit in a Government authorised scheme and may be re- turned at the end of the tenancy

DURING YOUR TENANCY:

Amendment Fee

Contract negotiation. amending terms and updating your tenancy agreement during your tenancy £ 50(inc VAT) Renewal Fee (tenants share)

Contract negotiation, amending and updating terms and arranging a further tenancy and agreement £180 (inc VAT)

ENDING YOUR TENANCY:

Check out Fee (tenants share)

Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit(s) £ 0 (inc VAT)

Future Landlord Reference Fee £0

Collating information and preparing a reference for a future landlord or letting agent £0 (inc VAT) per reference request

OTHER FEES AND CHARGES:

Lost Security Items £20 admin for keys and £20 for fobs plus cost of any keys, fobs, security devices and cost of locksmith should new locks need to be put in

Obtaining necessary permissions, sourcing providers and travel costs £ 0 (inc VAT) plus item cost Out of

Hours Services

Where actions of the tenant results in the agent (or nominated contractor) attending the property, time to remedy the situation is charged at the prevailing rate £30 per hour (inc VAT) plus any actual costs incurred

Unpaid Rent | Returned Payments Interest at 3% above Bank of England Base Rate from each date the payment is outstanding and applies to rent which is more than 14 days overdue.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

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SOLD

