

FEES TO: Landlords

**CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: NALS**



**INDEPENDENT REDRESS
PROVIDED BY: TPOs**



WWW.PHILLIPSHAWLTD.CO.UK

TEL: 020 8909 1950

Let Only: 8.4% of Rent (inc VAT)

INCLUDES:

- Agree the market rent and find a tenant according to landlord's guidelines.
- Negotiate offers and take up tenant references
- Collect & remit initial month's rent and collect security deposit
- Deduct commission and deduct for any pre – tenancy services (cleaning, gas & electric safety checks, EPC's, Floorplans ETC.)
- Advise all relevant utility providers of change of occupiers
- Provide tenants with method of future rent payment
- Contact landlord & tenants prior to end of tenancy to discuss renewal or termination.

Rent Collection: 2% of Rent (inc VAT)

INCLUDES LET ONLY SERVICES PLUS:

- Collect & remit monthly rent received, & prepare rent statements where deductions are made.
- Deduct commissions & other works
- Pursue non – payment of rent & provide advice on rent arrears actions.

Fully Managed: 5% of Rent (inc VAT)

INCLUDES LET ONLY & RENT COLLECTION SERVICES PLUS:

- Undertake two inspection visits per annum and notify landlord of the outcome.
- Arrange routine repairs and instruct approved contractors.
- Hold the keys throughout tenancy duration.

Additional Charges (optional)

Deposit Registration Fee: £54 inc VAT

- Register landlord and tenant details, protect the security deposit with MyDeposits.com Provide the tenants with the Deposit Certificate & Prescribed information within 30 days of tenancy commencement.
- unprotect ion of security deposit at tenancy termination

Property Visits (additional where on fully managed service): £54 inc VAT

- To attend for specific requests such as neighbour disputes; large maintenance linked visits; attend to emergencies (if not fully managed)

Inventory check out fee (landlord Share): £150 inc VAT

- To instruct professional inventory clerk who attended property at check in to carry out check out inspection.
- Negotiate with landlord and tenant any disbursements of the security deposit