

LANDLORD SERVICE FEES

PADDOCK OFFICE 185 Church Street, Paddock, Huddersfield, HD1 4UL



Let only Service

| **50%** of one month's rent, £450 min fee

- Free rental appraisal by your local Lettings Expert.
- Property marketing including advert published on Rightmove, Zoopla, On TheMarket website listing and brochures.
- No additional hidden charges.
- One off fee payable on let
- To let board
- Arranging of Gas Safety Record *
- Arranging of Energy Performance Certificate *
- Arranging of Electrical Installations Conditions Report *
- Obtaining tenant references & identity verification *
- Creating and arranging for the tenancy agreement to be signed by both parties
- Collecting the deposit and first instalment of rent
- One off fee payable on let

Part Managed

| **10%**

EVERYTHING IN LET ONLY SERVICE - PLUS:

- Registration of deposit with recognised Tenancy Deposit Scheme
- Monthly rental collection
- Transfer of rents
- Annual Gas safety reminders
- Accounting to you throughout the term of the tenancy occupation with a statement of rent paid, invoices paid on your behalf, and our fee/commissions

Fully Managed

| ~~12%~~ **10%**

EVERYTHING IN PART MANAGED - PLUS:

- Key Holding Service
- Regular property inspections
- 24/7 Emergency tenant helpline
- Dedicated property manager to handle general property maintenance
- Liaising with your Tenant regarding all matters in relation to the tenancy you have in place with them under our Management Service
- Arranging quotes, repairs & maintenance as required at the property and accounting to you accordingly on your monthly statement
- Serving of statutory notices
- Tenancy renewal negotiations
- Rent review
- Payments to tradespersons
- Managing the check-out process and deposit resolution

* WHEN REQUESTED



All our branches are registered with The Property Ombudsman which operate an independent redress scheme to investigate any complaint. A copy of our Dispute Resolution Procedure is available on request.



All our branches are accredited by the Safeagent.



Client Money Protection (CMP)
All our branches protect their client money through PropertyMark