

# LANDLORD SERVICE FEES

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



## Let only Service

| **50%** of one month's rent, £300 min fee

- Free rental appraisal by your local Lettings Expert
- Property marketing including advert published on Rightmove, Zoopla, OnTheMarket website listing and brochures
- No additional hidden charges
- One off fee payable on let
- To let board
- Arranging of gas safety certificate \*
- Arranging of Energy Performance Certificate \*
- Accompanied viewings
- Offer negotiations
- Obtaining tenant references & identity verification \*
- Preparation of Tenant agreement
- Contact 7 days per week

## Part Managed

| **8%**

EVERYTHING IN LET ONLY SERVICE - PLUS:

- Registration of deposit with recognised Tenancy Deposit Scheme
- Monthly rental collection
- Tenancy renewals
- Annual gas safety reminders
- Transfer of rents

## Fully Managed

| ~~10%~~ **8%**

EVERYTHING IN PART MANAGED - PLUS:

- Dedicated property manager
- Maintenance reporting/contractors 24/7
- Check out and deposit resolution
- Serving of statutory notices
- Renew negotiations
- Rent review
- Arranging quotes, repairs & maintenance
- General property management
- 24/7 Emergency Tenant helpline
- Payment to tradesperson
- Regular property inspections
- Managing the checkout process
- Handling the maintenance issues that may occur
- Key Holding Service

\* 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