

LETTINGS SERVICES

LET ONLY SERVICE

- Initial visit to property for appraisal, valuation and letting advice.
- Second visit to take full particulars and professional photographs for marketing.
- Colour letting particulars.
- Internet advertising on our website, Rightmove, OnTheMarket and associated property portals. (Press advertising (if required) can be arranged at an additional cost of £60 + VAT per insertion in the local press).
- "To Let" board (if required).
- Finding a tenant/s.
- Escorted viewings (if required).
- Obtaining tenant references (credit check, employer reference and current landlord reference).
- Conducting compulsory Right to Rent Immigration checks.
- Drawing up Assured Shorthold Tenancy Agreements for signature by both parties.
- Handling the tenancy deposit formalities.

Fee: 80% of one month's rent realised (subject to minimum of £750 + VAT) (£900 inclusive of VAT).

FULLY MANAGED SERVICE

THREE MANAGEMENT PACKAGES AVAILABLE: BRONZE, SILVER AND GOLD.

BRONZE SERVICE:

- Initial visit to property for appraisal, valuation and advice.
- Second visit to take full particulars and professional photographs for marketing.
- Colour letting particulars.
- Internet advertising on our website, Rightmove, OnTheMarket and associated property portals. (Press advertising (if required) can be arranged at an additional cost of £60.00 plus VAT per insertion in the local press).
- "To Let" board (if required).
- Finding a tenant/s.
- Escorted viewings (if required).
- Obtaining tenant references (credit check, employer reference and current landlord reference).
- Conducting compulsory Right to Rent Immigration checks.
- Drawing up Assured Shorthold Tenancy Agreements for signature by both parties.
- Handling the tenancy deposit formalities.
- Receipt of rent payments.
- Monthly account to Landlord.
- Management of rent arrears.
- Regular 6-monthly periodic inspections.
- Arranging annual Gas and Electrical safety checks.
- Management of repair requests.
- Tenant liaison.

Fee: 60% of first month's rent realised (subject to minimum of £550 + VAT) (£660 inclusive of VAT) then 10% of each month's rent + VAT.

Telephone
01902 933 944

Email
admin@bartlams
lettings.co.uk

SILVER SERVICE:

As Bronze Service **PLUS:**

Eviction Service for any breach of the tenancy by the tenant, as well as for the removal of anyone that shouldn't be living in the property, such as squatters. This service includes professional mediation if the tenant is unable or unwilling to pay the rent. This means that if we have to seek to remove a tenant from your property, there will be no legal fees for you to pay, potentially saving you as much as £1,500.

Additional Fee: £10 plus VAT PCM (£12 inclusive of VAT).

GOLD SERVICE:

As Bronze Service **PLUS:**

Rent Guarantee. With Rent Guarantee you still get paid your rent when a tenant falls into arrears, with eviction and legal costs also covered:-

- Indefinite cover – rent is paid in full until you get your property back (Max £8000 per month).
- An extra 75% of the rent paid for 3 months if the property can't be re-let due to damages or neglect caused by the tenant
- Up to £100,000 cover for any one claim
- Legal costs paid for any breach of the tenancy agreement
- Market leading mediation service included to give you the best chance of getting your property back sooner (courts will always ask for evidence of mediation).

Additional Fee: £25 + VAT PCM (£30 inclusive of VAT).

ADDITIONAL SERVICES

- Energy Performance Certificate (if required).

**£125 + VAT.
(£150 inclusive of VAT)**

- Inventory and Schedule of Condition including photographic evidence that forms part of the Tenancy Agreement.

**From £65 + VAT.
(£78 inclusive of VAT)**

- Renewal of Assured Shorthold Tenancy Agreement.

**£150 + VAT.
(£180 inclusive of VAT)**

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