



# Farringtons Property Services Ltd

## Lettings Services & Fees

### Tenant Find Service

#### **Property Launch - £200.00 Incl VAT**

- Property Compliance Checks
- Marketing of Property
- Accompanied Viewings and Applicant review

#### **Tenancy & Credit Checks - £150.00 1st Applicant (£100.00 per additional person) Incl VAT**

- Right to Rent
- Credit Checks
- Previous landlord
- Income & Affordability

#### **Detailed Inventory**

- 1 & 2 Bed Property - **£90.00 Incl VAT**
- 3 & 4 Bed Property - **£110.00 Incl VAT**
- 5 + Bed Property - **£135.00 Incl VAT**

#### **The Tenancy - £100.00 Incl VAT**

- Preparation of Tenancy Agreement
- Property Handover
- Register of Deposit
- An initial 6 Week inspection
- 12 Months Owner Assist Included



# Farringtons Property Services Ltd

## Lettings Services & Fees

### Our Management Service

#### **Property Launch - Included**

- Property Compliance Checks
- Marketing of Property
- Accompanied Viewings and Applicant review

#### **Tenancy & Credit Checks - Included**

- Right to Rent
- Credit Checks
- Previous landlord
- Income & Affordability

#### **Detailed Inventory**

- 1 & 4 Bed Property - **Included**
- 5 + Bed Property - **Additional £100.00 Incl VAT**

#### **The Tenancy - Included**

- Preparation of Tenancy Agreement
- Property Handover
- Register of Deposit
- An initial 6 Week inspection

#### **Classic Management**

- £360.00 Incl VAT Set Up Fee
- 10% incl VAT Management Charge

#### **All Inclusive Management**

- No Set Up Charges
- 12% Management Charge

#### **Management Discounts**

- 2% Fee Discount on Portfolio's

#### **New Instruction**

- £360 Set Up Fee
- 3 Months Free Management

#### **Agent Switch**

- No Set Up Fee
- 3 Months Free Management

#### **Refer Landlord**

- 50% Reduced Management Charge for the first 3 Months - Refer a Landlord

#### **Detailed Inspection Reports**

- An Initial 6 Week inspection
- 6 Monthly Inspection's Year 1
- 12 Month Inspections thereafter
- Interim Inspections carried out when required
- Annual Property Health Checks

#### **Rent Management**

- Monthly collection of Rents due
- Landlord Statements
- Payments made within 2 working days of receipt

#### **Tenant & Landlord Support**

- Guidance and support for our landlords
- Guidance and support for our tenants

#### **Property Care Support**

- Property Care Co-Ordinator to arrange works
- Responsive In House Maintenance Team
- Responsive In House Housekeeping Team
- Trusted Trades on request
- Invoices can be deducted from rent payments

#### **Tenancy Renewal's**

- Every 6 or 12 Months as requested
- Annual rent reviews

#### **End of Tenancy**

- Serving of Notice's
- Check out Inspection
- Register of Deposit Disputes

**Term of Contract - 18 Months**



# Farringtons Property Services Ltd

## Lettings Services & Fees

### Additional Service's

#### Additional Charges

- Tenancy Renewals - **£50.00 Incl VAT**
- Property Inspection - **£50.00 Incl VAT**
- Notice of Rent Increase - **£50.00 Incl VAT**
- Serving of Notice - **£150.00 Incl VAT**
- Preparation of Procession Order - **£300.00 Incl VAT**
  
- Checkout Inspection - **£100.00 Incl VAT**
- Register of Disputes - **£75.00 Incl VAT**
- Attend Court - **£50.00 Incl VAT Per Hour**
- Annual Gas Safety Checks - **From £118.00 Incl VAT**
- Energy Performance Certificate - **From £95.00 Incl VAT**
- EICR Electrical Check - **From £220.00 Incl VAT (Remedial Works are extra)**
- Portable Appliance Test (P.A.T Test) - **£4.50 Per Item (Min £45.00)**
- Professional Photographs Including aerial view - **From £250.00 (Based on a 3 bed house)**