

MOULTON HAUS LETTINGS

To keep it simple, we offer four levels of service, each summarised below alongside the respective fees and figures. The only additional costs you may need to factor in are the ones detailed overleaf and any additional works you need to get done at the property.

Photography and floor plans: £170 - £250

First class tenants are attracted to first class properties and it's easy for people to imagine themselves in their next home when it's presented with great-looking photos and well-written descriptions. To show your property at it's absolute best, we commission professional photography and floor plans for every home we represent.

Tenancy Setup Service: £470 + 65% of the first month's rent

This covers everything you'll need to get set up with a secure tenancy, right up to move-in day:

- ✓ Online property advertising and To Let board
- ✓ Accompanied viewings and viewing co-ordination
- ✓ Tenancy negotiation
- ✓ Full referencing, ID verification and Right To Rent Checks
- ✓ Regulations compliance summary
- ✓ Tenancy contract agreement
- ✓ Updating utility suppliers and local authority of readings and change of residency
- ✓ Supplying tenants with compliant start of tenancy documentation
- ✓ Collecting payment of deposits and the first months rent

The Core Service: £470 + 12% of the monthly rent on-going

The Core Service is ideal for Landlords who are happy to manage their own maintenance but would like continued support with the key formalities and legalities during the tenancy. In addition to all of the Tenancy Setup services above, this includes:

- ✓ Rent collection and monthly statements
- ✓ Bi-annual property inspections
- ✓ Rent reviews, renewals and renegotiations
- ✓ Arrears recovery
- ✓ Serving relevant notices
- ✓ Deposit release settlement

Property Management Service: £470 + 14% of the monthly rent on-going

If you'd rather not get involved with faulty appliances and burst pipes in the middle of the night, the Property Management Service means you can leave the day-to-day maintenance issues to us. In addition to covering all of the services above, we'll liaise with your tenants, organise the quotes, manage the contractors and co-ordinate access – don't worry, for any bigger jobs we'll get your go ahead first and we're always happy to use your preferred contractors.

Premium Management Service: £470 + 16% of the monthly rent

Covering all of the above services, the Premium Management Service gives the highest level of peace of mind covering all of the above services but with rent **guaranteed** during the tenancy.

Safety checks, regulations and extras

Current legislation requires Landlords to comply with certain requirements at various stages of the lettings process which may mean you'll need to budget for some additional checks and documentation prior to or during the tenancy.

The costs for these will vary from case to case depending on your property and the contractor you wish to use, and you may not need all of them if you already have some in place.

To help with budgeting we've included a price guide below with an estimate of these potential costs.

If you would like our assistance with any of the below, or with any further works or alterations at the property, we can co-ordinate this for you at a cost of 12% of the contractors' quote. Alternatively, you are welcome to arrange your own contractors - we'll just need a copy of the relevant documents on file at each stage to comply with legislation.

Energy performance certificate (EPC)	Required prior to marketing (some properties may be exempt)	From £120
Annual gas safety check and/or fuel appliance servicing	Required prior to a tenancy beginning, then annually during active tenancies	From £120
Electrical Installation Condition Report (EICR)	Normally required every 5 years or sooner depending on the report	From £270
CO2 alarms	Required for each room that has a gas or fuel burning appliance	£65
Smoke detectors	Required for each floor of the property	£55
Tenancy deposit registration	Required prior to agreeing a tenancy	£65
Inventory & schedule of condition	Optional for Tenancy Set Up, required for The Core Service or Property Management	<i>Un furnished</i> 1 bed - £160 2 bed - £180 3 bed - £200 4 bed - £220 5 bed - £240 6 bed or more - POA Furnished - POA

