

stUARTS residential

Landlord Information

Full Management

01749 672 678

hello@stUARTSresidential.com

Full Management – Service Levels

<i>Rental appraisal and assessment plus advise on preparation of property for letting</i>	✓
<i>Advice on regulations, certificates and assessments</i>	✓
<i>Information on specialist insurances and consents required</i>	✓
<i>Advertise and market your property including accompanied viewings</i>	✓
<i>Initial vetting of all prospective tenant(s) and taking of a reservation fee</i>	✓
<i>Reference prospective tenant(s) using a specialist agency</i>	✓
<i>Preparation of the tenancy agreement and statutory notices</i>	✓
<i>Sign and witness the tenancy agreement</i>	✓
<i>Preparation of an inventory</i>	✓
<i>Collection of deposit and advanced rent</i>	✓
<i>Register and protect deposit with the tenancy deposit scheme</i>	✓
<i>Take meter readings and notify utility suppliers/district council</i>	✓
<i>Check in and check out the tenant(s)</i>	✓
<i>Free basic legal and tax advice from our retained legal advisor and accountants</i>	✓
<i>Collect rent and pursue any arrears</i>	✓
<i>Pay monies due promptly via BACS and provide a monthly statement of account</i>	✓
<i>Arrange safety certificates</i>	✓
<i>Conduct periodic inspections</i>	✓
<i>Dealing with repairs and maintenance and organising/managing works</i>	✓
<i>Provide and out-of-hours contact number for tenant(s)</i>	✓
<i>Managing extension, renewal and termination of tenancy</i>	✓

Full Management – Price List

Tenant Find Fee	£150.00	
Monthly Management Fee	12.5%	
Inventory & Deposit Protection	Unfurnished	Furnished
Studio/1 Bedroom	£100.00	£115.00
2 Bedroom	£110.00	£125.00
3 Bedroom	£120.00	£145.00
4 Bedroom	£140.00	£155.00
5 Bedroom	£155.00	£180.00
Legionella Risk Assessment	£100.00	
Energy Performance Certificate (EPC)	£75.00	
Gas Safety Certificate (GSC)	£75.00	
Electrical Portable Appliance Test Certificate (PAT)	£75.00	
Electrical Inspection Condition Report Certificate (EICR)	£25.00 per circuit	
Periodic Inspection(s) – Per Inspection	£25.00	
Check Out Fee	£75.00	

All fees plus VAT – Discounts available for multiple property instructions