

# FULL MANAGEMENT | SCALE OF CHARGES

## Tenancy Set Up Fee

£480.00 including VAT (£400.00 plus VAT)

### Marketing

Includes: Virtual Tour & Property Advertising

### Viewings

Includes: Agent acts as Keyholder & Accompanied Viewings

### Referencing

Includes: Tenant/Guarantor Referencing, Right to Rent Checks & Guarantor Proof of Identity Checks

### Tenancy Related Paperwork

Includes: Tenancy Agreement, Rent Payment Form & Serving How to Rent Guide and Safety Certificates on the Tenant

### Deposit Protection

Includes: Deposit Protection & Serving Deposit Related Paperwork on the Tenant

### Tenant Check In

Includes: Preparing a Check In Report & Key Handover

### Utilities and Council Tax

Includes: Transfer of accounts from the Landlord to the Tenant

## Tenancy Closedown Fee

£180.00 including VAT (£150.00 plus VAT)

### Check Out

Includes: Preparing a Check Out Report & Key Collection

### Deposit

Includes: Negotiating and agreeing deposit deductions with the Tenant and returning the deposit

### Utilities and Council Tax

Includes: Transfer of accounts from the Tenant to the Landlord

## Safety Certificates & Assessments

Below are the safety certificates and assessments we can arrange on your behalf:

Energy Performance Certificate

Gas Safety Certificate

Oil Boiler Service Certificate

Electrical Inspection Condition Report

Portable Appliance Test

Certificate of Chimney Sweep

Legionella Risk Assessment

Prices are on an individual quote per property. T&Cs apply, ask us for more information.

## Inventory & Schedule of Condition

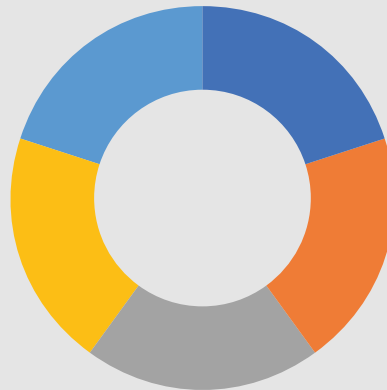
We can arrange an inventory/schedule of condition on your behalf.

Prices are on an individual quote per property. T&Cs apply, ask us for more information.

## Management Fee

15.00% including VAT (12.50% plus VAT) of the monthly rent

- Collecting and processing rent, preparing landlord statement of accounts and end of year tax income/ deduction statements
- Coordinating repairs, safety certificates and dealing with out of hours emergencies
- Dealing with the day-to-day management of the property including tenant queries, questions and requests
- Carrying out periodic property inspections\* and periodic rent reviews
- Ensuring that you and your property remains compliant with current and future lettings legislation



\* Periodic property inspections included within the management fee are carried out virtually via an App. Should you require Stuarts Residential to carry out a physical inspection then there will be an additional charge on a per property basis.

