

Letting

12% + VAT (14.4% Inc. VAT)*

Service Includes:

- Marketing and advertising on various portals
- Finding suitable tenants, incl. AML and security checks
- Booking and carrying out accompanied viewings
- Negotiating the tenancy between yourself and the prospective tenant(s)
- Taking a holding deposit
- Taking references and right to rent checks for the tenant(s) and any guarantors (if applicable)
- Creating the tenancy agreement and arranging for both parties to sign
- Arranging the inventory and condition schedule (at Landlord's expense)
- Collecting rents and deducting any pre-tenancy costs
- Remitting rents to landlord with monthly statement

Example:

For a 12 month tenancy at £2,000 per month, the Management fee is calculated at 14.4% (inc. VAT) at the start of the tenancy, resulting in a charge of £3,456

Management

17% + VAT (20.4% Inc. VAT)*

Service Includes:

- As per letting service, plus...
- Informing utility providers & council of new tenant's details
- Holding a set of keys
- Property visits every six months
- Recording renewal dates & arranging renewals for safety records (at landlord's expense)
- Arranging repairs/maintenance (obtaining 2 quotes) up to £500.00 incl VAT when required & deducting from float/rent, if above £500 incl VAT
- Liaising with tenant(s) regarding all tenancy matters
- Serving a standard notice to end tenancy agreement at the end of the fixed term or during periodic tenancy (not for rent arrears or any other tenancy agreement breach).
- Arranging a check-out with tenant(s) at Landlord's expense
- Obtaining quotes for any work required/identified as dilapidations or for those which are the Landlord's responsibility
- Dealing with the dispute service with regards to deposit return and any potential deductions

Example:

For a 12 month tenancy at £2,000 per month, the Management fee is calculated at 20.4% (inc. VAT) each time the rent is received, resulting in a deduction of £408 per month

Short-term Lettings

25% + VAT (30% Inc. VAT)*

Service Includes:

- Marketing and advertising on various portals
- Finding suitable tenants, incl. AML and security checks
- Booking and carrying out accompanied viewings
- Collecting rents and deducting any pre-tenancy costs
- Remitting rents to landlord with monthly statement

Example:

For a 3 month tenancy at £3,000 per month, the Management fee is calculated at 30% (inc. VAT) at the start of the tenancy, resulting in a charge of £2,700

Letting

For a full list of fees please refer to our Terms & Conditions. If you have any questions, please ask a member of our lettings team.

Tenancy Arrangement and Preparation

To include preparing the tenancy agreement, providing a sample copy to your prospective Tenant, taking a holding deposit to show commitment to wish to enter into an agreement (subject to contract and references), arranging the tenant's standing order (where applicable), tenancy deposit scheme registration, accounting to you regarding the first rental paid less our fees and commission.

£360 inc. VAT for the tenancy arrangement £120 inc. VAT or the Preparation of Renewal

Commission for Letting Service after the initial term of the tenancy has expired

As per initial fees detailed above

Duplicate Statement(s)

£60 inc. VAT per statement

Reporting to HMRC for Non-resident Landlord Scheme (applicable to overseas landlords)

£60 inc. VAT per quarter

Additional Property Visits (including Void Property Visits)

£120 inc. VAT

Key Cutting Service

£60 inc. VAT per key provided

Float held on account (for Management Service)

£500 for flats and £1000 for houses

Charge where we have found a suitable Prospective Applicant and have proceeded with the application, and you refuse their offer

£600 inc. VAT

Sale of the property to the tenant

2.4% of the sale price inc. VAT

Fuller Gilbert are members of the Property Ombudsman scheme and protect their Client Money with Property Mark.