

## LANDLORD CHARGES FOR OUR SERVICES

We offer a 'Let Only' service where we advertise your property at our premises and on our web site and all major property portals. We will take photographs and prepare a description of the property, carry out viewings, recommend a tenant after all credit and reference checks have been carried out, create a tenancy agreement and hand over the tenant to yourself.

Our fee would be three weeks of the first month's rent plus vat

We also offer a 'Managed Service' where the above is carried out together with us creating an inventory, contacting utility companies with readings, contact the local council and Welsh Water with readings, carry out visual inspections of the property on a three monthly basis, report to you any occurring maintenance issues, keep you updated with legislation, collect the monthly rent and in doing so transfer rent into your account with a monthly account statement forwarded to you, Transfer the bond into the 'Deposit Protection Service' & carry out an exit inspection once a tenant has left the property.

Our fee would be three weeks of the first month's rent plus vat as a setup cost, after the first month we would then charge our management fee of 10% of the rent plus vat.

We can get an Energy Performance Certificate prepared at a cost of £65.00 (inc)

We can get a Gas Safety Certificate prepared at a cost of £50.00 (inc)

hoskinsmorgan are partners with Rent Smart Wales, safeagent, The Deposit Protection Service & The Property Ombudsman