

498 Cowbridge Road East,  
Victoria Park,  
Cardiff  
CF5 1BL

Tel: 029 2055 3056  
Fax: 029 2056 5761



property sales   lettings   property management

## **LANDLORD CHARGES FOR OUR SERVICES**

***We will call out and value your rental property and run through with you all current legislation for you and your property to be legally compliant.***

***We offer a 'Let Only' service where we advertise your property at our showroom together with all major property portals and our web site. We will take photographs and prepare a description of your property, carry out viewings, recommend a tenant once all credit and referencing checks have been carried out, create an 'Occupational Contract' & 'Written Statement' and hand over the tenant to the landlord.***

***Our fee would be 3 weeks of the first month's rent + vat***

***Our 'Managed Service' covers what we have described above regarding our 'Let Only' service with the addition services being carried out:***

***Create Inventory      Contact All Utility Companies with Meter Readings***

***Contact City of Cardiff Council with Tenants Details***

***Carry Out 6 Monthly Property Inspections and Report Back With Our Findings***

***Report to You any Occurring Maintenance Issues***

***Update You with Any New Legislation That May Occur***

***We Will Collect the Monthly Rent & Transfer into Your Account On The Same Day***

***Produce A Monthly Rental Statement      Deposit Bond Into the Deposit  
The Deposit Protection Service***

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***Carry Out Exit Inspection the Day Tenant Moves Out***

***Our Fee would be 3 weeks of the first month's rent + vat and at the Month Two Our Management Fee would be 10% of the monthly rent + vat***

***We can arrange the following.***

<b><i>Energy Performance Certificate</i></b>	<b><i>£75.00</i></b>
<b><i>Gas Safety Certificate</i></b>	<b><i>£60.00</i></b>
<b><i>Electrical Safety Certificate</i></b>	<b><i>£120.00</i></b>

***hoskins morgan are members of***

***Rent Smart Wales***

***Safe Agent***

***Client Money Protection Scheme***

***The Deposit Protection Service***

***The Property Ombudsman***

***VAT Registered***