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

Tel: 029 2055 3056
Fax: 029 2056 5761

hoskins morgan

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 90% of the first month's rent (Inclusive of vat at 20%)

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 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 90% of the first month's rent (Inclusive of vat 20%) and thereafter commencing Month Two Our Monthly Management Fee would be 12% of the monthly rent (Inclusive of vat at 20%)

We can arrange the following.

Energy Performance Certificate	*£75.00 (No Vat)*
Gas Safety Certificate	*£60.00 (No Vat)*
Electrical Safety Certificate	*£120.00 (No Vat)*

hoskins morgan are members of

Rent Smart Wales

Safe Agent

Client Money Protection Scheme

The Deposit Protection Service

The Property Ombudsman

VAT Registered