

LANDLORD CHARGES FOR OUR SERVICES

We offer a 'Let Only' service where we advertise your property at our premises and on our web site where we will take photographs, carry out 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 50% 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 50% 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)

TENANTS CHARGES

In order to apply to rent a property from our agency an administration fee of £240.00 (inclusive of vat) is required upon application.

This fee is per property and not per person.

If a 'Guarantor' is required a further fee of £48.00 (inclusive of vat) is applicable.

The following checks will be carried out, namely, credit, landlord reference, employer and bank.

The administration fee is non-refundable.

If successful with your application 'An Assured Shorthold Tenancy Agreement' must be signed and adhered to and if the rent is not paid within 14 days of the agreed rental date then the landlord may enforce interest to be paid at the rate of 8% calculate from the date it should have been paid to the actual date that the rent is paid.

At the commencement of any tenancy agreement, cleared funds of both the rent deposit and bond will be payable.

Furthermore any damage caused by the tenant will be recoverable in the appropriate manner.