REDMAN LETTINGS CASEY

prices include VAT at the current rate of 20% and will be subject to any changes in the VAT rate

SERVICE DETAILS	FULLY MANAGED - From 10% of the monthly rent inc Vat with a setup fee of 60% of the first month's rent inc Vat	TENANT FIND ONLY – From £500 inc Vat plus £100 inc Vat for tenant references.
Advertise the property	✓	✓
Qualify suitable applicants for accompanied viewings	✓	✓
Provide regular updates and feedback to landlord	✓	✓
Ensure the property meets legal requirements	✓	✓
Arrange a thorough photographic inventory and schedule of condition (subject to additional cost)*	✓	✓
Prepare, issue and sign (where authorised) tenancy agreements and all related documentation on the Landlord's behalf.	✓	✓
Property check-in and testing of Smoke alarms	✓	✓
Advise local authority and utility companies including meter readings of tenant check in	✓	✓
Registration of the deposit with the Deposit Protection Service (DPS)	✓	✓
Collection and transfer of rent to landlord	✓	
Conduct Quarterly periodic inspections	✓	
Designated contact for your tenant for all enquiries, maintenance issues and out of hours emergencies	✓	
Issue of legal notices (subject to additional cost)*	✓	
Advising local authority and utility companies including meter readings of tenant check in and dealing with deposit related matters	✓	

References for prospective tenants will be charged at £100.00 (for up to 2 tenants). All references will be carried out by a specialist tenant referencing company.

References for Guarantor will be charged at £50 (1 person). All references will be carried out by a specialist tenant referencing company.

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Preparing and serving a section 8, 13,48: £25.00 Plus Vat **(Fully Managed)**

Preparing and serving a section 8, 13, 48: £45.00 Plus Vat **(Let Only optional)**

Check out report: £30 Plus Vat (**Fully Managed**)

Check out report: From £70 Plus Vat (**Let only - Optional**)

Deposit dispute: £50 plus Vat (**Fully Managed**)

Deposit Statutory Declaration: £50.00 plus Vat (**Fully Managed**)

Property attendance: £25 per Hour Plus Vat

Court attendance: £60 per hour Plus Vat

Management takeover from another agent: £150 Plus Vat

Property Withdrawal within the first 4 weeks of markings: £200 plus Vat

Property Withdrawal / Change of Agents: £300 plus Vat

* Additional outsourced optional services *

Photographic Inventory (unfurnished properties up to 4 bedrooms): £99

Gas Safety Check: £80

Gas Safety Check Including Boiler Service: £120

Each Additional Appliance Service (e.g. Gas Fire): £35

Specialist Gas Appliance Service (e.g. Range, Aga): Contact us for details

Electrical Installation Certification Report (EICR): £230

Energy Performance Certificate Assessment (EPC): £80

Rent guarantee insurance is available subject to certain criteria, please contact us for details and costs.

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