



LANDLORD FEES

All Inclusive Tenant Find Only Service	Maximum of 100% plus VAT of the first month's rent (Maximum of 120% including VAT)
All Inclusive Tenant Find + Service	As Tenant Find with additional 3% plus VAT of the rental income (3.6% including VAT)
All Inclusive Fully Managed Service	Maximum of 13% plus VAT of the monthly rental income (Maximum of 15.6% including VAT)
All Inclusive Fully Managed + Service	As Fully Managed with additional 2.5% plus VAT of the rental income (3% including VAT). Includes: <ul style="list-style-type: none"> • Legal expenses cover up to a maximum £100,000 • Rental warranty for non-payment of rent up to £50,000 • Managing of eviction process including all required notices
Undertaking comprehensive, independent referencing of all potential tenants (Enhanced referencing for Fully Managed + Service)	Free of charge
Drafting of ARLA approved tenancy agreement	Free of charge
Comprehensive inventory prepared by an independent inventory clerk	Free of charge
Collecting and registering the Damage Deposit with the TDS	Free of charge
Arranging pre-tenancy works (cleaning, gas safety certificates and energy performance certificates)	Free of charge
Notifying utility companies and the Council of any change of tenants	Free of charge
Legal advice helpline provided by a local solicitor	Free of charge
Detailed check out report	Free of charge
Negotiating with the tenants regarding the return of the Damage Deposit	Free of charge
Serving of Possession (Section 21) and Rental Increase Notices	Free of charge
Having a dedicated Property Manager and Maintenance Coordinator*	Included in both the Fully Managed Services
Providing tenants with a help line outside of office hours*	Included in the Fully Managed Service fee
Producing an annual tax statement of income and expenditure*	Included in both Fully Managed Services and Tenant Find + Service
Collecting rent and promptly transferring it by BACS upon receipt*	Included in both Fully Managed Services and Tenant Find + Service
Having a dedicated accounts person to chase arrears*	Included in both the Fully Managed Services
Conducting Management Inspections*	Included in both the Fully Managed Services

OTHER POTENTIAL FEES

EPC – Energy Performance Certificate	£79 plus VAT (£94.80 including VAT)
Gas Safety inspection	£65 plus VAT (£78 including VAT)
Legionnaires Inspection	£65 plus VAT (£78 including VAT)
Project management of refurbishment works over £1500	8.33% plus VAT (10% including VAT) Only applicable if Bassets are not instructed to re-let/sell the property.

*Not available with the Tenant Find Service

If you would like to use our services for more than one property, please contact Luke Skinner or Quentin Thatcher on 01722 820580 to discuss potential discount.



www.bassets.co.uk



Bassets Estate Agent



@basset1