



## LANDLORD FEES

<b>Tenant Find</b>	Maximum 120% including VAT of the first months rental income (maximum of 100% + VAT)
<b>Tenant Find Plus</b>	Maximum 120% including VAT of the first months rental income (maximum of 100% + VAT) plus 3.6% including VAT (3% + VAT) of the monthly rental income thereafter
<b>Fully Managed</b>	Maximum of 15.6% including VAT of the monthly rental income (maximum of 13% + VAT)
<b>Fully Managed Plus</b>	£25 inclusive VAT (up to £1000 pcm) or £30 inclusive VAT (rents above £1000 pcm). This fee is payable in addition to the Fully Managed Service fee specified above.
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	£96 including VAT (£80 + VAT)
Gas Safety inspection	£78 including VAT (£65 plus VAT)
Legionnaires Inspection	£78 including VAT (£65 plus VAT)
Project management of refurbishment works over £1500	10% including VAT (8.33% plus 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](http://www.bassets.co.uk)



Bassets Estate Agent



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