



LandLord Fees

Tenant Find	Maximum 120% including VAT of the first months rental income (maximum of 100% + VAT)
Tenant Find Plus	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
Fully Managed	Maximum of 15.6% including VAT of the monthly rental income (maximum of 13% + VAT)
Fully Managed Plus	£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)	Included at no extra cost
Drafting of ARLA approved tenancy agreement	Included at no extra cost
Comprehensive inventory prepared by an independent inventory clerk	Included at no extra cost
Collecting and registering the Damage Deposit with the TDS	Included at no extra cost
Arranging pre-tenancy works (cleaning, gas safety certificates and energy performance certificates)	Included at no extra cost
Notifying utility companies and the Council of any change of tenants	Included at no extra cost
Legal advice helpline provided by a local solicitor	Included at no extra cost
Detailed check out report	Included at no extra cost
Negotiating with the tenants regarding the return of the Damage Deposit	Included at no extra cost
Serving of Possession (Section 21) and Rental Increase Notices	Included in both the Fully Managed Services
Having a dedicated Property Manager and Maintenance Manager	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
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.



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Bassets Estate Agent



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