

FEES TO: LANDLORDS

www.masseyproperty.com

LEVELS OF SERVICE OFFERED:

**INTRODUCTION ONLY
TWO WEEKS RENT + VAT**

FULLY MANAGED 10% + VAT

<u>INCLUDES:</u>	<u>INCLUDES:</u>
Collect and remit initial month's rent received	Collect and remit initial month's rent received
Agree collection of any shortfall and payment method	Pursue non-payment of rent and provide advice on rent arrears actions
Deduct any pre-tenancy invoices	Deduct commission and other works
Make any HMRC deduction and Provide tenant with the NRL8 (if relevant)	Advise all relevant utility providers of changes
	Undertake two inspection visits per annum and notify landlord of the outcome
	Arrange repairs and instruct approved contractors (providing two quotes)
	Hold keys throughout the tenancy term

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Setup Fee (Landlords Share): £0.00 (incl.VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1980
- Advise on non-residential tax status and HMRC (if relevant)
- Inventory (price to vary according to size of property)
- TDS Deposit registration £75+VAT if introduction only (Optional service)

INDEPENDENT REDRESS PROVIDED BY: **TPOs**