

## FEES TO: LANDLORDS

**Tenant find - 10% plus VAT (12% inc VAT) taken upfront at the commencement of the tenancy for the term of the tenancy.**

Rodgers Estate Agents will fully undertake all the marketing of your property including full property particulars and advertising in our offices, websites and property portals. We will carry out accompanied viewings and negotiate any offers received. Once an offer has been agreed, we will fully reference the tenant, prepare the tenancy agreement, collect pre tenancy funds and register the deposit with the TDS scheme. The tenancy will be Landlord managed for the duration of the tenancy.

**Rent Collection - 12.5% plus VAT (15.% inc VAT) taken monthly from the rent due.**

In addition to the above, Rodgers Estate Agents will collect the rent from the tenant and provide the Landlord with a monthly statement. Rent is collected in way of a standing order with payments transferred to the Landlord by BACs within three working days. The tenancy will be Landlord managed for the duration of the tenancy.

**Fully Managed - 15% plus VAT (18% inc VAT) taken monthly from the rent due.**

In addition to the two services outlined above, Rodgers Estate Agents will carry out three inspections of the premises per year, at four month intervals, and will: compile a report which is sent to the Landlord; arrange for maintenance to be carried out where required; pay usual outgoings; liaise with the Landlords accountant and solicitors; and account to the Landlord on a regular basis. The tenancy will be a fully managed service undertaken by Rodgers Estate Agents dedicated property management team.

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All fees are over the term of the tenancy.

Other fees:

Preparation of the agreement: £90.00 including VAT

Landlord renewal fee £300.00 including VAT (tenant find only)

Landlord renewal fee £30.00 including VAT (rent collection and fully managed only)

Inventory Make: Up to £180.00 depending on the size of the property (This charge is payable by the Landlord for renting a property out for the first time, it provides a full schedule of condition)

Check out fee: Up to £165.00 depending on the size of the property (Payable by the Landlord upon the tenants checking out of the property), the check in is payable at the same cost by the tenants upon moving into the property

Gas safety certificate: £90.00 including VAT

Energy Performance certificate £60.00 including VAT

***Our independent redress scheme is with The Property Ombudsman and our Client Money Protection Scheme will be in force by early 2019.***

***Tenants deposits are protected by the Tenancy Deposit Scheme, where this firm holds the deposit.***