

Fully Managed Service

The fully managed service is our most popular option among landlords that want a worry and stress free rental service. We'll handle all aspects of your rental property, providing a full management service and letting you step back completely.

Rent Collection Service

The rent collection service is perfect for landlords who do not want the hassle of collecting rent but are happy to do the day-to-day property management.

Tenant Find Only Service

The tenant find only service is ideal for landlords who prefer to be more hands-on, we'll market the property, verify tenant credentials and handle the required paperwork, but let you take the lead on day-to-day management and collecting the rent.

Tenant Find

72% inc VAT (60% +VAT) of the first month's rent subject to a minimum fee of **£540 (£450 + VAT)**

Rent Collection

72% inc VAT (60% +VAT) of the first month's rent subject to a minimum fee of **£540 (£450 + VAT), plus 8.4% (7% + VAT)** of the rent received

Full Management Service

14.4% inc VAT (12% + VAT) of the rent received*, **plus a setup fee of £250 (£208.33 + VAT)** *subject to a minimum fee of **£60 inc VAT**

Full Management for Overseas Landlords

18% inc VAT (15% + VAT) of the rent each month, plus a setup fee of £250 (£208.33 + VAT)

If the monthly rental is £, you will pay a monthly fee of £ inclusive of VAT

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

Scale of Landlord Charges

Additional Fees

Schedule of Condition & Inventory

1 bedroom	£75
2 bedrooms	£85
3 bedrooms	£105
4 bedrooms	£125

There will be an additional charge where there is more than one bathroom and where the property is furnished.

Energy Performance Certificate

£95

Legionella Risk Assessment

£84 (€70 + VAT)

Renewal Agreement Fee

£70 (€58.33 + VAT)

Deposit Registration

£42 (€35 + VAT)

(included within our Full Management Service and Rent Collection Service)

End of Tenancy Inspection

(included within our Full Management Service)

Up to 2 bedrooms	£180.00 (€150 + VAT)
3 & 4 bedrooms	£210.00 (€175 + VAT)
5 + bedrooms	£240.00 (€200 + VAT)

Duplicate Statements

Included in all services

Deposit Negotiation and Administration

(included within our Full Management Service)

£108.00 (€90 + VAT) per hour

Serving Form 6a (Section 21) and Section 8 Notices

(included within our Full Management Service)

£150 (€125 + VAT)

Serving Section 13 Notices

(included within our Full Management Service)

£60 (€50 + VAT)

Additional Property Visit

£72 (€60 + VAT)

Abortive Letting Fee

£300 (€250 + VAT)

Overseeing/arranging additional works

£108.00 (€90 + VAT) per hour

Agreement only Fee

£360 (€300 + VAT)

On some occasions Seddons Lettings will use outside contractors and not all of these contractors are VAT registered.

Signed by the Landlord

Address

Postcode

Date

Client Money Protection - Seddons Lettings protect their clients monies through **Client Money Protect**