Landlord Costs

Thank you for your interest in Edwards Estate Agents.

If you are considering purchasing a Buy to Let property, or may consider letting an existing property through us, we are pleased to offer the following rates in respect of the Letting and Management of your property.

Prior to marketing	**EPC £120 inc VAT**
	We offer a no tenant no fee service and therefore no other fees are due until the tenant moves in.
At the point of move in	**Tenant Find only fee 6% inc VAT** This service includes tenant selection, contract negotiation and deposit registration. We would check your tenants into the property collecting the first month's rent and deposit, from which our fee would be deducted. We would then exchange your numbers with the tenant so that you may manage the property directly with them. **Rent collection 9% inc VAT** Within this service we would provide everything in our tenant find only service in addition we would collect the rent every month and transfer it to your account along with a statement. You would still manage the property and deal directly with the tenant over any property maintenance, tenancy terms and deposit negotiations. **Full Management 12.5% inc VAT** Within this service we would provide everything within our tenant find only and rent collection services, in addition to carrying out your responsibilities for the day to day management and rent collection, under the terms of your tenancy agreement, our terms of business and the housing act. We aim to keep you fully advised on every aspect of your property, carrying out your instructions. Your tenants would only have our telephone numbers and would deal with us directly. Set up Fee
Additional Non Optional Fees	**Set Up Fee £360 inc VAT** This fee includes all of the marketing and advertising costs, conducting viewings, tenant selection, contract negotiation, provision of an Assured Shorthold Tenancy Agreement.. **Inventory Fee** Edwards will arrange the preparation of an Inventory and Schedule of Condition on behalf of the Landlord by an Independent Inventory Clerk. The cost will depend on the size and style of the Premises. Estimates will be given upon request. The cost of the preparation of the Inventory is borne by the Landlord. **Extension Fees £150 inc VAT** For the preparation of a memorandum of extension or further fixed term tenancy agreement Edwards will charge £90 inc VAT.
Further Fees	Further fees may become due where we are asked to work outside of the terms of our contract with you. For a full copy of our terms of business please contact us.