

Established

**RENDELLS**

1816

**Chartered Surveyors, Auctioneers, Valuers, Land & Estate Agents Agricultural Valuers**

Our ref:

Your ref:

PARTNERS

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**Landlord Fees****Fully Managed****The Letting Centre**

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[www.rendells.co.uk](http://www.rendells.co.uk)

<b>Fully Managed Service</b>	<b>Total including VAT</b>
<i>Commission &amp; initial charges</i>	
<b>Monthly Fee</b> Agreeing the market rent, marketing & advertising, referencing checks, Right to Rent checks, collecting the deposit and rent, notifying the utility companies, monthly statements, inspections with the first one being carried out after 2 months and then every 4-6 months	<b>12%</b> (10% plus VAT) <i>For example, 12% (10% plus VAT) of the monthly rent= £87.00 (£72.50 plus VAT) based on a monthly rent of £725.00 per calendar month. Please note should the agreed rent be higher or lower the commission fee will be correspondingly higher or lower.</i>
<b>Energy Performance Certificate</b> The certificate will provide a rating of energy efficiency and carbon emissions on a scale of A-G, where A is very efficient and G very inefficient. Once obtained, a certificate remains valid for up to 10 years.	<b>£60.00</b> (£50.00 plus VAT)
<b>Tenancy Agreement &amp; Right To Rent Check</b>	<b>£144.00</b> (£120.00 plus VAT)
<b>Right To Rent Check</b>	<b>£36.00</b> (£30.00 plus VAT)
<b>Inventory</b> It is very important to have a detailed report of the properties condition, the fee includes visiting the property compiling a detailed report with photos	The cost is dependent on the size of the property and if it unfurnished or furnished.
<i>Deposit</i>	
<b>Deposit Registration Fee</b> Registering the deposit on The Tenants Deposit Scheme and issuing the certificate	No charge, included in the Monthly Fee
<i>Renewals</i>	
<b>Renewal of Tenancy Agreement</b> At landlords request	<b>£90.00</b> (£75.00 plus VAT)



Other Offices: Totnes, Chagford, Ashburton Rural &amp; Ashburton Saleroom

Rendells is a trading name of Rendells LLP which is registered in England under number OC420446 a Limited Liability Partnership and is regulated by the Royal Institution of Chartered Surveyors (RICS) and The Property Ombudsman.

<b>Rent Reviews</b> To include visiting the property is necessary, confirming in writing, issuing section 13 notice	No charge, included in the Monthly Fee
<b>Additional property visits</b>	No charge, included in the Monthly Fee
<b>Gas Safety Certificate</b> Making the arrangement for the check to be carried out. The cost to produce the certificate is separate.	No charge, included in the Monthly Fee
<b>Annual Rental Statements</b> (for tax purposes, upon request)	No charge, included in the Monthly Fee
<b>Issuing notice for possession</b> Servicing section 8 or 21 notices	No charge, included in the Monthly Fee
<b>Check Out Fee</b>	No charge, included in the Monthly Fee
<b>Advice &amp; Support</b>	No charge

**Deposit Protection** - Provided by - Tenancy Deposit Scheme

**Client Money Protection** - Provided by – RICS (The Royal Institution of Chartered Surveyors)

**Redress Scheme** - Provided by – The Property Ombudsman