

# Balmforth Property Management – Letting Fees

## Tenant Find Services

Includes the following:

- Rental Assessment
- Sales & Marketing
- Consideration of USAF Market
- Accompanied Viewings
- Free “on base” transport
- Tenancy Application
- Tenancy Documentation
- Detailed Inventory
- TDS Tenancy Deposit Scheme Registration
- No hidden Extras

### Our Fees

<u>Std</u> inc.VAT	Std	<u>Basic</u> inc.VAT	<u>Basic</u>	For rents of;
£618	£515	£426	£355	£0 pm - £599 pm
£714	£595	£522	£435	£600 pm - £899 pm
£774	£645	£582	£485	£900 pm - £999 pm
£834	£695	£642	£535	£1000 pm - £1299 pm
£900	£750	£708	£590	£1300 pm - £1799 pm
£936	£780	£744	£620	£1800 pm - £1999 pm
£966	£805	£774	£645	£2000 pm +

The Basic service excludes;  
**£132 inc.VAT (£110 + VAT) to prepare a detailed inventory**  
**£60 inc.VAT (£50 + VAT) for TDS deposit registration**

## Full Management Services

Includes the same as Tenant Find PLUS:

- Check in
- Quarterly Inspections
- Repair arrangements
- Check out
- Rental collection and payment to Landlord
- Point of contact for tenant
- Serve any Statutory notices and ensure compliance to statutory requirements
- Rent reviews
- Lease renewals

### Our Fees

#### a) Monthly Management Charge

The agreed management fee is **13.2% Inc. VAT** (11% +VAT) of the gross rental on all rents collected throughout the letting usually on a monthly basis.

*(If the property lets at the advertised rent of £1,200, our management fee will be £158.40 Inc. VAT (£132+VAT). If the property lets at a slightly higher or lower figure, the management fee will be correspondingly higher or lower.)*

#### Initial Management Letting/Re-Letting Fee

The agreed letting fee, for the first time the property is let, is **£300 Inc. VAT (£250.00 + VAT)** for the first tenancy.

The agreed re let fee for the property, for all subsequent lets, is **£240 Inc. VAT (£200.00 + VAT)** for each subsequent tenancy.

- b) These fees will be collected from the first month’s rental income of each tenancy.
- c) **No Tenant Find Service Fees apply with Full Management Service.**
- d) All expenses, commissions and charges will be deducted from the rental income before the balance is paid to the landlord(s).

CLIENT MONEY PROTECTION  
(CMP) PROVIDED BY: **ARLA**

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