

Jamie Dean & Co

Estate Agents and Valuers

'A Complete Professional Property Service'

IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

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



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



FEES TO: LANDLORDS

www.jamie-dean.co.uk

LEVEL OF SERVICE OFFERED:

Tenant find: 10% of rent (+ VAT)

INCLUDES:

- Collect and remit initial months ' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices

Rent collection: 2.5% of rent (+ VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Deduct commission and other works
- Arrangement payments from rental for statutory requirements
- Pursue non-payment of rent and provide advice on rent arrears actions

Fully managed: 5% of rent (+ VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

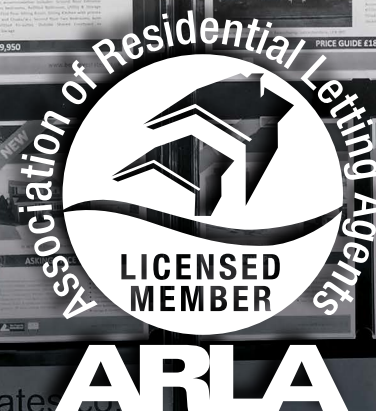
Deposit Registration Fee: £ 13.00 (+ VAT) Register landlord and tenant details and protect the security deposit with mydeposits - a Government-authorised Scheme Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Additional property visits: £ 60.00 (+ VAT) To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

Respond to any specific query relating to the return from the landlord or HMRC

If you renew/extend the agreement with your tenant/s or any person or company connected with your tenant/s, Jamie Dean & Co will charge 8% (+ VAT) of the total rent for the rental period of the renewed/extended tenancy.

#LOOKFORTHELOGO
WWW.ARLA.CO.UK/FIND-AGENT



Jamie Dean & Co

Estate Agents and Valuers

'A Complete Professional Property Service'

IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

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



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



FEES TO: LANDLORDS

www.jamie-dean.co.uk

ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE):

Arrangement Fee for works 10% (+VAT) of net cost
- Arranging access and assessing costs with contractor;
- Ensuring work has been carried out in accordance with the specification of works-
- Retaining any warranty or guarantee as a result of any works

Arrangement fee for refurbishments 10% (+VAT) of net cost
- Arranging access and assessing costs with contractor;
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

Obtaining more than two contractors quotes £ 60.00 (+ VAT) per quote

Rent Review Fee £ 60.00 (+ VAT)
- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement

Renewal Fee 8% (+VAT)
- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Checkout Fee £ 150.00 (+VAT)
- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items

Court Attendance £150.00 (+VAT) per hour

If you renew/extend the agreement with your tenant/s or any person or company connected with your tenant/s, Jamie Dean & Co will charge 8% + VAT of the total rent for the rental period of the renewed/extended tenancy.

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF

#LOOKFORTHELOGO
WWW.ARLA.CO.UK/FIND-AGENT