

Landlord Fees

	Fully Managed	Let Only
<p>Set-up Fee</p> <p>The set-up fee includes agreeing the market rent and sourcing a Tenant in accordance with the Landlord's requirements. This involves marketing the property; erecting a To Let board; conducting accompanied viewings; referencing suitable applicants; drawing up a Tenancy Agreement and associated legal documents; collecting the first month's rent and an appropriate security deposit; and paying and registering the security deposit to the Tenancy Deposit Scheme (NI).</p>	£250	£400
<p>Monthly Management Fee</p> <p>The monthly management fee includes collecting and remitting the monthly rent received, deducting any commissions/maintenance costs, and supplying monthly statements. When necessary, it includes pursuing non-payment of rent and providing advice on appropriate action to recover arrears. It includes the reporting and management of any maintenance issues that arise, as well as the ongoing legal and compliance duties to ensure the Landlord is compliant with all legal and statutory regulations.</p>	10% of rent collected	N/A
<p>Periodic Property Inspections</p> <p>It is very important to conduct periodic inspections throughout each tenancy, to ensure the condition of your property is in a reasonable state, that your tenants are complying with the tenancy agreement and that there are no unauthorised occupants. We complete our inspections every four months.</p>	Included	£45 per visit
<p>Tenancy Renewal Fee</p> <p>This cost covers the contract negotiation, creating a new tenancy and obtaining a new signed tenancy agreement after the initial fixed term of the tenancy expires.</p>	£45	£45
<p>End of Tenancy Check Out Report</p> <p>This fee covers agreeing with the tenant(s) on a check-out date, arranging an appointment to conduct a final inspection of the property, and comparing the final inspection report with the incoming Property Inventory. It also includes negotiating with the landlord and tenant(s) any agreed dilapidations and deductions from the security deposit prior to returning it to both parties. We will also arrange the return of the deposit and, if remedial repairs are agreed, obtain quotes, instruct contractors, and organise repairs or the replacement of items.</p>	Included	£100
<p>Tenancy Deposit Dispute Management</p> <p>If, after negotiating with the landlord and tenant to obtain agreement for deductions from the security deposit, and one party disputes the deductions, this fee covers the process of submitting all relevant documented evidence to the TDS NI Deposit Dispute Resolution Service and implementing any action prior to returning the deposit as instructed by TDS NI.</p>	Included	£150

Property Inventories

The Inventory Report is a binding legal document that provides an accurate written record of the condition and contents of a property at the beginning of a tenancy. We understand the importance of producing a document that will be crucial in the event of a deposit dispute. We will attend the property and carry out a full inventory of its contents and a schedule of condition for all rooms, accurately recording in detail all fixtures and fittings and their condition. We will record the location of utility meters and test all electrical items for power where possible. We will take at least two photographs of all rooms and other areas of the property. Photographs of specific items will be taken where necessary and/or requested by the landlord.

	Unfurnished	Furnished
1 Bedroom	£55	£65
2 Bedroom	£65	£75
3 Bedroom	£75	£85
4 Bedroom	£85	£95
5 Bedroom	£95	£105

Property Inventories are included with our Fully Managed service.

All prices exclude VAT at the current rate.