



Maria B Evans Property Management Ltd

Landlord Lettings Fees

Landlords Fee Structure

Free Property Consultations

We are always happy to visit the property and provide the landlord with a full market appraisal and offer advice on any actions they may need to take prior to letting, advising on any repairs, refurbishments, mortgages, insurances etc;

We deal with all aspects of responsible letting, and work to a strict code of conduct required in belonging to: Safe Agent, NALS, TPO and RLA.

“We provide peace of mind to our landlords seven days a week”

Our Bespoke Packages and Services

Introduction with Full Inventory – £500.00 plus VAT

- Your property is fully advertised on all our portals and our own website to find you the best tenant available.
- We carry out accompanied viewings to all our properties as standard and at no extra cost to you
- Tenants are fully reference checked, a full written, graded and photographic inventory is produced for both parties, a tenancy agreement is drawn up on your behalf.
- The first month's rent is collected and deposit lodged with a registered tenancy deposit scheme

- We contact the local authority and utility companies on your behalf to inform them of a change in tenant, update their records and submit meter readings.

**Not registered with a registered Deposit Scheme? We'll hold the deposit for you*

The 'Check Out' Service - £250 plus VAT

Sign up for our check out service at the start of the new tenancy and we will organise and carryout the checkout with your current tenants, as well as handle any issues that might arise, including any contact and procedure required with the DPS and ADR services.

Plus, we will hold the deposit in our DPS account and carry out a midterm inspection for free.

The Essential Package

Introduction and Rental Collection Only – 5 % plus VAT

Initial Fee of £295 plus Vat

- Your property is fully advertised to find you the best, fully reference checked tenant
- We carry out accompanied viewings to all our properties as standard and at no extra cost to you
- A full inventory is produced for both parties and a tenancy agreement is drawn up on your behalf.
- We contact the local authority and utility companies on your behalf to inform them of a change in tenant, update their records and submit meter readings.
- The deposit is collected and lodged with a registered tenancy deposit scheme
- The ongoing collection of rent into a protected Client Account
- Providing monthly statement and invoices for your records
- A mid-term inspection of the property is included with this service

**Not registered with a registered Deposit Scheme? We'll hold it for you*

Add our 'Check Out' Service - £250 plus VAT

Sign up for our check out service at the start of the new tenancy and we will organise and carryout the checkout with your current tenants, as well as handle any issues that might arise, including any contact and procedure required with the DPS and ADR services. Plus, we will hold the deposit in our DPS account and carry out a midterm inspection for free.

The Enhanced Package

Includes Introduction, Arranging All Annual Checks and Rental Collection – 7.5 % plus VAT

Initial Fee of £295 plus Vat

- Your property is fully advertised to find you the best, fully reference checked tenant
- We carry out accompanied viewings to all our properties as standard and at no extra cost to you
- A full inventory is produced for both parties and a tenancy agreement is drawn up on your behalf.
- The ongoing collection of rent into a protected Client Account
- We contact the local authority and utility companies on your behalf to inform them of a change in tenant, update their records and submit meter readings.
- The deposit is collected and lodged with a registered tenancy deposit scheme
- Providing monthly statements and invoices for your records
- Arranging annual gas safety checks and periodic PAT electrical checks
- A mid-term inspection of the property is included with this service
- The serving of notices or renewal upon the tenant is included with this service

**Not registered with a registered Deposit Scheme? We'll hold it for you*

Add our 'Check Out' Service - £250 plus VAT

Sign up for our check out service at the start of the new tenancy and we will organise and carryout the checkout with your current tenants, as well as handle any issues that might arise, including any contact and procedure required with the DPS and ADR services. Plus, we will hold the deposit in our DPS account and carry out a midterm inspection for free.

The Complete Package

A Fully Managed Service - 10 % plus VAT.

Initial Fee of £295 plus Vat

- Your property is fully advertised to find you the best, fully reference checked tenant
- We carry out accompanied viewings to all our properties as standard and at no extra cost to you
- A full inventory is produced for both parties and a tenancy agreement is drawn up on your behalf.
- We contact the local authority and utility companies on your behalf to inform them of a change in tenant, update their records and submit meter readings.
- The ongoing collection of rent into a protected Client Account
- The lodging and holding of the tenants deposit within **our** DPS account
- Providing monthly statements and invoices for your records
- Dealing with and arranging all repairs and maintenance issues at the property
- Arranging annual gas safety checks and periodic PAT electrical checks;
- Initial 'new tenant' inspection of the property within the first three months
- A full mid-term inspection of the property
- The serving of notices or renewal upon the tenant
- The organising and handling of the tenants checkout
- The handling of any contact and procedure required with the DPS and ADR service

Have multiple properties or want to discuss our fees in further detail then feel free to talk to us

Contact us on -

T- 01257 462095

E- rentals@mariabevans.co.uk

Example First Month Rental Fees On A Property With A Rent Of £700.00 PCM

- Introduction Only = £500.00 *plus VAT*
- Introduction and Check Out = £750.00 *plus VAT*
- Essential Package = £295 + £35.00 *plus VAT*
- Enhanced Package = £295 + £52.50 *plus VAT*
- Full Managed Service = £295 + £70.00 *plus VAT*

Additional Notes and Landlord Costs

There is a minimum 'Full Management' commission amount of £41.67 *plus VAT* per month

Renewal of the tenancy after the fixed term has expired £41.67 *plus VAT*

Each time a property is re advertised and a new tenancy agreement is drawn the landlord is subject to the initial fee of £295 *plus VAT*

An Energy Performance Certificate (EPC) is required by law and can be arranged for £50.00

A full colour floorplan can be a great marketing tool and can be arranged for £30.00

If in the event you should withdraw the property from the market and the reference checking has already commenced you will be you will be are required to refund the full reference checking fee to the tenant

Need advice on Insurance and Mortgages? We can help.

Contact us on

T- 01257 462095 E- rentals@mariabevans.co.uk

Official Memberships

We are operators of a Client Money Protection Scheme recognised by SAFE/NALS – Safe Agent, P O Box 1174, Cheltenham, GL50 9TQ, Registration No S2127; website: www.safeagents.co.uk.

We are members of The Property Ombudsman, Milford House, 43-55 Milford Street, Salisbury, Wiltshire, SP1 2BP, Membership No L00363; website: www.tpos.co.uk

We are members of The National Approved Letting Scheme, Eagle Tower, Montpelier Drive, Cheltenham, GL50 1TA, Licence No A2202; website: www.nalscheme.co.uk

We are members of The Residential Landlords Association, 1 Roebuck Lane, Sale, Manchester, M33 7SY