



Residential Letting Agents & Property Managers

a fair deal for landlords & tenants

NO VAT FOR LANDLORDS NO LET – NO FEE

MULTIPLE PROPERTY DISCOUNTS TOTAL FLEXIBILITY

List of Fees for Property Owners

LETTING AND FULL MANAGEMENT

Initial Letting Fee: £155 (*Payable on the First Let Only – No Charge for future tenants*)

Includes:

- Visiting the property, providing a rental valuation and offering advice as required.
- Advertising for and interviewing prospective tenants and arranging/carrying out viewings, dealing with negotiations.
- Referencing of tenants, preparing and executing the legal documents.
- Preparing an Inventory/Schedule of Condition.
- Collecting the Bond
- Checking the tenants into the property at the beginning of the tenancy and collecting the First month rent.
- Advising utilities of changes in tenancy.
- Reporting to the Landlord and supplying necessary documentation.

Monthly Commission Fee: Starting at 10% of gross rental

Includes:

- Checking the tenants into the property at the beginning of the tenancy.
- Collecting rents payable and transferring them directly into your bank account.
- Periodic inspections of the property.
- Handling all tenant enquiries.
- Arranging repair works for the Landlord (A separate administration charge may be made).
- Checking out the tenants at the end of the tenancy.
- Negotiating tenancy extensions.
- Make available to the Landlord various insurance policies (subject to additional cost).
- Finding suitable new tenants as required.

LETTING ONLY (*Tenant Find*)

Fee: 10% of 6 Months Rent (Minimum Fee: £250) (Minimum Fee for Room Only: £200)

£50 Deposit on instruction to be deducted from the final fee

Includes: As per items in Initial Letting Fee (above)

Tenant Introduction Only Fee: £100

ADVERTISING PACKAGE

Fee: £50 ONLY (non-refundable and payable in advance)

Full support is available if required; all compliance is the responsibility of the landlord unless specified beforehand. Ideal for the experienced Landlord. Maximum Exposure for Minimum Cost.

Includes:

- Advertise your property on all major portals (as used by us at any given time)
- Advertise your property on our own website
- Feature your property in our "Available Property List" (handed out/mailed to applicants)
- Erect a "TO LET" board, FREE for Sheffield Postcode (beyond - additional cost of £20 may apply)
- We pass on all enquiries directly to the Landlord via email and/or phone calls.

ADDITIONS

- Landlords Abroad – Full Management +2%.
- Management Only – 10% of gross rental/No Initial Fee (subject to full and correct documentation)
- Property Inspection during occupancy of a tenant (incl. in full management): £50.
- Tenant Leaving Report (incl. in full management): £50.
- Copy Documents or Statements: £5.
- The Sale or Auction of The Property: 1% of sale price.
- Withdrawal of Property prior to letting: £50.
- Viewing of a prospective property including rental valuation: £50.
- Inventory preparation (incl. in letting only & full management): £20 per hour including office time.
- Minimum Monthly Commission Fee (full management): £40
- Gas and Electrical Inspections/certificates, EPC's, cleaning, refurbishments and repairs

INSURANCE

We recommend that you ensure that you are suitably insured for letting your property with regards to your buildings and contents insurance. Failure to inform your insurers may invalidate your policies. We can advise on and provide free quotations for Landlords Legal Cover, Rental Guarantee Cover, Tenants Contents and Landlords Contents and Buildings Insurance.

BUY TO LET

If you are thinking of buying to let, we can be right at your side to help and advise you from the very first step through to managing your property. We will be delighted to help you view prospective properties and can assist you with finding the right buy to let mortgage and solicitor. As Landlords ourselves we appreciate that the whole process sometimes seems daunting and prevents prospective Landlords from enjoying the benefits of their own property portfolio. Let us take away any of your worries, allowing you to get on with enjoying your life.

MULTI-PROPERTY DISCOUNTS

We are delighted to discuss and develop bespoke Lettings, Management and Advertising packages and fees for Companies, Developers and Portfolio Landlords. Please call us to discuss your individual circumstances and requirements.

REMEMBER - WE DON'T CHARGE VAT - SO YOU SAVE AN ADDITIONAL 17.5%

Hazel Court, Dronfield S18 1TW
Tel/Fax: 01246 412427 Mobile: 07748 308087
www.fairhomes.co.uk email: info@fairhomes.co.uk