

## Aitchisons Property Centre Rental Fees:



### Full Rental Management Service

- Finding a suitable tenant, carrying out necessary credit checks and referencing
- Arranging all required certificates
- Submission of deposit into **The Deposit Protection Service** account, which is a legal requirement
- Liaising between landlord, tenant and tradesmen as required
- Preparing leases and carrying out 6 or 12 monthly inspections (depending on tenancy length)

It is a legal requirement that all rental properties have an annual gas safety inspection with a valid certificate, a legionnaires assessment, an Energy Performance Certificate (valid for 10 years), and an Electrical Safety Certificate (valid for 5 years but will need to be renewed as and when a new tenancy begins).

Our fees are 12% + VAT (Minimum £450 + VAT) of your rental income for our services. We take payment from the first month's rent and then invoice every 6 or 12 months when we carry out the inspection.

All work carried out by tradesmen is at your own expense and as a rule we would always get your authority unless we were unable to contact you and it was an emergency.

### Find A Tenant and Referencing Service

- Find a suitable tenant
- Carry out necessary credit checks and referencing
- Supply a six-month tenancy agreement

Our fees for this service are a one-off payment of 5% + VAT of the annual rent (Minimum £450 + VAT).

### Tenancy Fees from Applicant(s)

- First month rent and a deposit (5 weeks of the rental amount) will initially be required and paid to Aitchisons Property Centre. The deposit will be held in **The Deposit Protection Service** and our commission will be taken from the first month's rent. All remaining rent will be paid direct to the landlord.
- Interest charges for late payment of rent Payment of interest for the late payment of rent of 14 days or more at a rate of 3% per annum above the Bank of England base rate Payment of any unpaid rent.

