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



**INDEPENDENT REDRESS
PROVIDED BY: TPOs**



FEES TO: LANDLORDS

www.maherross.com

LEVEL OF SERVICE OFFERED:

TENANT FIND	FULLY MANAGED	Fully Managed (Continued)
<p>Unfurnished £600 (inc VAT) Furnished £650 (inc VAT)</p> <p>INCLUDES:</p> <p>Accurate Rental Valuation Health and Safety Assessment Arrangement of Certification Comprehensive Marketing Accompanied Viewings with Feedback Attracting a High Quality Tenant Tenant Selection & Referencing Tenancy Agreement Inclusion of 'Special Conditions' Written Schedule of Condition Full Professional Photographic Inventory (usually 600+ Photos) Transfer of Utilities Collection of First Rental Payment Collection of Deposit</p> <p>.. and all the advice you need!</p>	<p>FEES</p> <p>Unfurnished</p> <p>£300 once only set-up fee and 14% of the monthly rent achieved (inc VAT)</p> <p>Furnished</p> <p>£350 once only set-up fee and 14% of the monthly rent achieved (inc VAT)</p> <p>SEE WHAT YOU CAN SAVE!</p> <p>No Advertising Fees! No Check-in Fees! No Inspection Fees! No Renewal Fees! No Inventory Fees! No Deposit Registration Fees! No Fees to Serve Notice! No Check-out Fees! Low Tenant Fees! NO RE-LET FEES!</p>	<p>OUR FULLY MANAGED INCLUDES:</p> <p>Our Full Tenant Find Service and...</p> <p>Safeguarding of Deposit Liaison with Tenants Quarterly Written Inspection Reports Tenancy Compliance Checks In-Tenancy Dispute Resolution Managing Re-certifications Maintenance Recommendations Emergency Assistance and Repairs Collection and Monitoring of Rent Monthly Statements Chasing Overdue Rent Serving Section 21 Notices Provision of Self-Assessed Tax Forms Non-Resident Landlord Advice Managing Check-outs and Report Advising on Deposit Deductions Submission of Arbitration Paperwork Provision of Tenant References Key Holding Service Annual Rent Reviews Legal Updates</p>

ADDITIONAL FEES AND CHARGES (All Include VAT)

NON-ROUTINE FEES:

Late Withdrawal Fee when a Landlord dis-instructs after Tenant Referencing completed £360
Deposit negotiation for fully managed properties in excess of first hour: £48 per hour plus fixed contribution from tenant.

CHARGES WHEN THE SERVICE IS NOT INCLUDED WITHIN OUR TENANT FIND OR FULLY MANAGED SERVICES

Tenancy Agreement £160. Serving Section 21 Notice to Quit £126. Tenant Referencing and our Recommendation £108 for 2 X tenants. Referencing of Additional Tenants £60 per tenant. Full Photographic Inventory and Written Schedule of Condition £220. Provision of Independent Check-Out Report £180. Maintenance and Routine Inspection Visits £84 each. Court Attendance (per day or part of) £330 plus reasonable expenses. Professional Rental Valuation and Appraisal Fee £168. Legionella Assessment £96. Health and Safety Assessment (including Legionella) £195. Fire Risk Assessment From £90. We reserve the right to negotiate fees on an individual basis.

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