



Landlord Services



anthonylettings 



Let Only

3

weeks rent **

**Based on a 12 month tenancy. 1 weeks rent plus vat payable per 12 months thereafter

plus VAT

Rent Collection

7%

8.4 inc VAT

Full Management

9.5%

11.4 inc VAT

Tenant Set Up Fee

Includes the following;

- Marketing
- Tenant / Guarantor Referencing
- Credit Searches
- Right to Rent Verification
- Full Compliance Checks
- Tenancy Agreement
- Utility Management & Set Up
- Tenancy Completion

£360.00

inc VAT

Energy Performance Certificate

Certificate must be A-E rating to comply. Valid for 10 years

£125.00

inc VAT

Electrical Installation Condition Report

Certificate must be completed by an NIC EIC registered electrician. Valid for 5 years

From

£245.00

inc VAT

Gas Safety Certificate

Certificate must be completed by a Gas Safe registered engineer. Valid for 12 months

£95.00

inc VAT



Landlord Scale of Charges

<p>Legionella Risk Assessment</p> <p>A risk assessment prior to a tenant taking occupation to ensure low risk of Legionella. If preferred, Landlords can assess the risk themselves and do not need to be professionally trained or accredited.</p> <p>From £75.00 inc VAT</p>	<p>Professional Inventory</p> <p>Comprehensive report including Smoke / Carbon Monoxide alarm testing, meter readings & keys given. Used as evidence in the event of a deposit dispute</p> <p>From £130.00 inc VAT</p>	<p>Deposit Registration</p> <p>By Agent with My Deposits</p> <p>Prescribed Information and accompanying documentation provided to Tenant. Renewed per Tenancy Agreement.</p> <p>*Mandatory but Landlord can register deposit</p> <p>£75.00 inc VAT</p>	<p>Rent & Legal Insurance</p> <p>Anthony Lettings is the policy holder. Policy valid for 12 months & service only available under Full Management service</p> <p>From £350.00</p>
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- End of Tenancy Check Out Report - From £70.00
- Smoke Alarm (not mains wired) supply, fit & test - From £45.00
- Carbon Monoxide Alarm, supply & test - From £30.00
- Chimney Sweep & Service (HETAS Certificate provided) - From £130.00
- Chimney Sweep - From £90.00
- Gas Safety Certificate (Let Only & Rent Collection Service only) - £110.00
- Gas Safety Certificate & Boiler Service - £195.00
- Oil Safety Certificate - From £100.00
- Property Inspection Report (1 report PA included within Full Management Service) - £75.00
- New Assured Periodic Tenancy with Tenant References (Tenant Variation) - from £175.00
- Annual Rent Review - £45.00
- Service of Section 13 (2) Form 4a - £105.00
- Service of Section 8 Form 3a (Full Management Service only) - £175.00
- Service of Section 3, Section 48 (Full Management Service only) - £105.00
- Court Attendance if required by Agent (Full Management Service only) - From £300.00
- Duplicate Statement - £10.00
- Title Register - £20.00
- Statement of Account - £45.00
- Residential Sale to current / previous Tenant or Anthony Lettings' client - 0.75 % plus vat (minimum fee £1,500.00)

All prices listed include VAT unless stated otherwise



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