



# 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

### Legionella Risk Assessment

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.

From

**£75.00**

inc VAT

### Professional Inventory

Comprehensive report including Smoke / Carbon Monoxide alarm testing, meter readings & keys given. Used as evidence in the event of a deposit dispute

From

**£130.00**

inc VAT

### Deposit Registration

By Agent with My Deposits

Prescribed Information and accompanying documentation provided to Tenant. Renewed per Tenancy Agreement.

\*Mandatory but Landlord can register deposit

**£65.00**

inc VAT

### Rent & Legal Insurance

Anthony Lettings is the policy holder. Policy valid for 12 months & service only available under Full Management service

From

**£350.00**

- 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
- Tenancy Renewal including Rent Review (Full Management Service only) – £125.00
- Tenancy Renewal, Rent Review & Re-referencing (Full Management Service only) £175.00
- Tenancy Renewal – Periodic Tenancy – £25.00
- Tenancy Renewal – Section 13 Rent Increase Form – £60.00
- Tenancy Renewal (Let Only & Rent Collection Service only) – £300.00
- Legal Notice Service including proof of postage (Full Management Service only) £60.00
- Court Attendance if required by Agent (Full Management Service only) – From £300.00
- Duplicate Statements / Documents / Land or Title Register – £20.00 per document
- End of Year Tax 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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