Bradleys ESTATE AGENTS

IS A PROPERTYMARK LICENSED MEMBER

arla | propertymark

PROTECTED

#LOOKFORTHELOGO

CLIENT MONEY PROTECTION (CMP) PROVIDED BY: PROPERTYMARK

INDEPENDENT REDRESSPROVIDED BY: TPOs







FEES TO: LANDLORDS

LEVEL OF SERVICE OFFERED:

Market appraisal Internet portals listing Office display Internet portals listing Enquiry handling 9am to 10pm (seven days a week) Internet portals listing Accompanied viewings Internet portals listing Gas safety compliance (as applicable) Internet portals listing Enquiry handling 9am to 10pm (seven days a week) Internet portals listing Accompanied viewings Internet portals listing Gas safety compliance (as applicable) Internet portals listing Electrical safety compliance (as applicable) Internet portals listing Smoke & CO alarm compliance (as applicable) Internet portals listing Immigration checks Internet portals listing Full 'Right to Rent' checks Internet portals listing Money laundering checks Internet portals listing Immigration checks Internet portals listing Immigration checks Internet portals listing Full 'Right to Rent' checks Internet portals listing Immigration checks Internet portals listing Internet portals listing Internet portals listing Immigration checks Internet portals listing Immigration checks Internet portals listing Internet portals listing		BRONZE	SILVER	GOLD
Internet portals listing Office display Enquiry handling 9am to 10pm (seven days a week) Accompanied viewings Gas safety compliance (as applicable) Electrical safety compliance (as applicable) Smoke & CO alarm compliance notification Immigration checks Full 'Right to Rent' checks Money laundering checks Credit referencing (Inc in above) Money laundering checks (Inc in above) Credit reference (as applicable) (Inc in above)	Market appraisal	\checkmark	\checkmark	\checkmark
Office display Enquiry handling 9am to 10pm (seven days a week) Accompanied viewings Gas safety compliance (as applicable) Electrical safety compliance (as applicable) Smoke & CO alarm compliance notification Immigration checks £60 Per T&G Per T&G T&G Full 'Right to Rent' checks (Inc in above) Money laundering checks (Inc in above) Credit referencing (Inc in above) (Inc in above) Employers reference (as applicable) (Inc in above) (Inc in above) (Inc in above) (Inc in above)	Quality property details, photos & floorplan	\checkmark	\checkmark	\checkmark
Enquiry handling 9am to 10pm (seven days a week) Accompanied viewings Gas safety compliance (as applicable) Electrical safety compliance (as applicable) Smoke & CO alarm compliance notification Immigration checks Full 'Right to Rent' checks Money laundering checks Credit referencing (Inc in above) (Inc in above) Credit reference (as applicable) (Inc in above)	Internet portals listing	\checkmark	\checkmark	\checkmark
Accompanied viewings Gas safety compliance (as applicable) Electrical safety compliance (as applicable) Smoke & CO alarm compliance notification Immigration checks £60 Per T&G T&G Full 'Right to Rent' checks (Inc in above) Money laundering checks (Inc in above) (Inc in above) Credit referencing (Inc in above)	Office display	\checkmark	\checkmark	\checkmark
Gas safety compliance (as applicable) Electrical safety compliance (as applicable) Smoke & CO alarm compliance notification Immigration checks Full 'Right to Rent' checks Money laundering checks (Inc in above) (Inc in above) Credit referencing (Inc in above)	Enquiry handling 9am to 10pm (seven days a week)	\checkmark	\checkmark	\checkmark
Electrical safety compliance (as applicable) Smoke & CO alarm compliance notification Immigration checks Full 'Right to Rent' checks Money laundering checks Credit referencing Employers reference (as applicable) Electrical safety compliance (as applicable) £60 Per T&G Felo Per T&G (Inc in above)	Accompanied viewings	\checkmark	\checkmark	\checkmark
Smoke & CO alarm compliance notification Immigration checks £60 Per T&G T&G Full 'Right to Rent' checks (Inc in above) Money laundering checks (Inc in above) (Inc in above) Credit referencing (Inc in above) Figure 1 and	Gas safety compliance (as applicable)	\checkmark	\checkmark	\checkmark
Immigration checks £60 Per T&G T&G T&G £60 Per T&G T&G	Electrical safety compliance (as applicable)	\checkmark	\checkmark	\checkmark
Immigration checks T&G T&G Full 'Right to Rent' checks (Inc in above) (Inc in above) Money laundering checks (Inc in above) (Inc in above) Credit referencing (Inc in above) (Inc in above) Employers reference (as applicable) (Inc in above) (Inc in above)	Smoke & CO alarm compliance notification	\checkmark	\checkmark	\checkmark
Money laundering checks (Inc in above)	Immigration checks			\checkmark
Credit referencing (Inc in above)	Full 'Right to Rent' checks			\checkmark
Employers reference (as applicable) Credit referencing above) (Inc in above) (Inc in above) (Inc in (Inc in above)	Money laundering checks			\checkmark
Previous landlord reference (as applicable) (Inc in (Inc in	Credit referencing			✓
	Employers reference (as applicable)			✓
	Previous landlord reference (as applicable)			✓

	BRONZE	SILVER	GOLD
Tenancy agreement drafting	✓	\checkmark	\checkmark
Tenancy agreement execution	\checkmark	\checkmark	\checkmark
Authorised key release	\checkmark	\checkmark	\checkmark
Collection of monthly rent	1st Month Only	✓	✓
Deposit registration	•	£60 p.a	£60 p.a
Smoke & CO alarm testing	•	\checkmark	\checkmark
Rent guarantee & legal expenses insurance		£30 pcm	\checkmark
Arrears chasing (if applicable)	•	\checkmark	\checkmark
Online maintenance reporting	•	\checkmark	\checkmark
Maintenance handling to agreed amount	•	\checkmark	\checkmark
Tenant notice administration	•	\checkmark	\checkmark
Utility notifications	•	\checkmark	\checkmark
Deposit negotiation & administration	•	\checkmark	\checkmark
Tenancy set-up fee	£240.00	£300.00	£300.00
Ingoing & outgoing property inspections reports	•	(Inc in above)	(Inc in above)
Agent's commission (of rent per month)	12%/6m rent*	15% pcm	16.8% pcm

Additional Services and Charges

- Legionnaires Disease risk assessment £102.00
- Inventory of furnished lets £120.00 for a one bedroom property with additional bedrooms at a supplement of £60.00 each
- Energy Performance Certificate £120.00
- County Court attendance £270.00 per attendee per day
- Withdrawal of the property within eight weeks of instruction - £180.00 (subject to contractual conditions)
- Management service termination One month's rent (subject to contractual conditions)

- Installation of smoke & CO alarms as per approved contractors invoice
- Gas safety certification as per approved contractors invoice
- Electrical safety checking as per approved contractors invoice
- Oil servicing as per approved contractors invoice
- Cutting additional keys as receipted by supplier
- All fees and commission amounts quoted are inclusive of VAT at the prevailing rate
- 'pcm' means 'per calendar month'
- 'p.a.' means 'per annum'
- A minimum fee of £510.00 applies where indicated by an '*'
- 'T & G' means 'tenant & guarantor'

www.bradleys-estate-agents.co.uk