

Bradleys

ESTATE AGENTS

IS A PROPERTYMARK LICENSED MEMBER

arla | propertymark

PROTECTED

#LOOKFORTHELOGO

CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: PROPERTYMARK

INDEPENDENT REDRESS
PROVIDED BY: TPOs



FEES TO: LANDLORDS

LEVEL OF SERVICE OFFERED:

	BRONZE	SILVER	GOLD
Market appraisal	✓	✓	✓
Quality property details, photos & floorplan	✓	✓	✓
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	£60 Per T&G	£60 Per 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)	✓
Previous landlord reference (as applicable)	(Inc in above)	(Inc in above)	✓

	BRONZE	SILVER	GOLD
Tenancy agreement drafting	✓	✓	✓
Tenancy agreement execution	✓	✓	✓
Authorised key release	✓	✓	✓
Collection of monthly rent	1st Month Only	✓	✓
Deposit registration	•	£60 p.a	£60 p.a
Smoke & CO alarm testing	•	✓	✓
Rent guarantee & legal expenses insurance	•	£30 pcm	✓
Arrears chasing (if applicable)	•	✓	✓
Online maintenance reporting	•	✓	✓
Maintenance handling to agreed amount	•	✓	✓
Tenant notice administration	•	✓	✓
Utility notifications	•	✓	✓
Deposit negotiation & administration	•	✓	✓
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