

compare our fees

tenant fees:

Application/credit check fee: (Including any Guarantor)	£20.00 per adult over 18 years (Non Refundable)
Tenancy referencing fee, set up fee, Contribution towards tenancy Agreement:	£150.00 per property only payable on commencement of tenancy
Change of occupiers/tenants:	£50.00 per agreement
Outgoing Reference fee:	£24.00

landlord fees:

Full Management – monthly accounting:	9%–15% inc VAT of rental income (7.5%–12.5% net)
Full Management – quarterly accounting:	9%–12% inc VAT of rental Income (7.5%–10% net)
Full Management – letting fee:	£300 inc VAT
Tenant Find Only: <ul style="list-style-type: none">• Collect and remit initial rent received• Protection of the tenancy deposit• Deduction of any pre-tenancy invoices• Set up fee – Landlords share• Market the property and advertise on relevant portals• Erect a board outside the property• Advise on market rent	£350.00 inc VAT
Issue of Section 21 Notice (Non Management only)	£60.00 inc VAT
Issue of Tenancy Agreement (Non Management only)	£60.00 inc VAT

our full management service includes:

- Expert market appraisal and rental valuation
- Protection and registration of tenancy deposit
- Renewal of tenancy agreements
- Collection and remittance of rents received and statements
- Pursue non-payment of rent and advice on rent arrears action
- Supervision of repairs by a Chartered Surveyor and instruction of contractors
- Comprehensive Inventory with relevant photographs
- Processing of all supplier invoices irrelevant of price of works
- Periodic inspections
- Income & Expenditure Reports
- Empty Care Service (winter maintenance)
- Arrangements of EPC, Legionnaires Risk Assessment and smoke alarms, Landlords Gas Safety Certificate
- Serving of Section 13 Notice (rent increase)
- Service of Section 21 7 Section 8 Notices to end a tenancy
- Preparation of court papers for eviction of tenants
- Property tenant check-out inspection and release of bond

unlike many letting agents, we have no hidden charges our full management is completely inclusive. WA Barnes LLP are members of a Client Money Protection (CMP) Scheme.

Chartered Surveyors / Auctioneers / Estate Agents

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