

# compare our fees

## tenant fees:

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

## landlord fees:

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

W A Barnes Llp / Portland Square / Sutton In Ashfield / Nottinghamshire / NG17 1DA

t 01623 554084 / 553929 / f 01623 550764 / e sales@wabarnes.co.uk

**wabarnes.co.uk**

