

compare our fees

tenant fees:

Change of occupiers/tenants: £50.00 per agreement inc VAT

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: £300.00 plus VAT

Tenant Find Only: £350.00 plus VAT

- 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

Issue of Inventory and Photographs (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.

March 2022

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

 **Barnes** est. 1932