

## RESIDENTIAL LETTINGS LANDLORD'S FEE STRUCTURE

We Offer Three Levels of Management

### 1. LET ONLY

**75% of the first month's rent + VAT**

- Marketing
- Accompanied Viewings
- Reference Checks (The Lettings Hub)
- Deposit Registration (TDS)
- ARLA Assured Shorthold Tenancy Agreement

### 2. RENT COLLECTION

**50% of the first month's rent, then 5% of the monthly rent from Month 2 + VAT**

- Marketing
- Accompanied Viewings
- Reference Checks (The Lettings Hub)
- Deposit Registration (TDS)
- ARLA Assured Shorthold Tenancy Agreement
- Rent Collection
- Chasing Arrears

### 3. FULLY MANAGED

**50% of the first month's rent, then 10% of the monthly rent from Month 2 + VAT**

- Marketing
- Accompanied Viewings
- Reference Checks (The Lettings Hub)
- Deposit Registration (TDS)
- ARLA Assured Shorthold Tenancy Agreement
- Rent Collection
- Chasing Arrears
- Legislative Issues i.e. gas safety, alarms, electrical checks, etc.
- Repairs and Maintenance – Earles to hold a float of £250 to cover minor repairs. We will seek Landlord's authority for major repairs over this figure.
- Tenant Liaison
- Periodic Inspections
- Rent Reviews

**Inventories can be arranged at an additional cost\*.  
Please contact us for further information.**

**\*The approximate cost of an unfurnished 3 bedroomed property with 1 bathroom, 1 reception room, a garden and a garage is £95.00**