

Landlord Services

Fully Managed

- Advertising & Accompanied Viewings
- Regular Feedback & Marketing Updates
- To Let Board
- Brochure Including Floor Plan
- Virtual Tour
- Fully Comprehensive Referencing Of Applicants
- Tenant Right to Rent Checks
- Preparation Of Tenancy Pack
- Comprehensive Inventory (Inc Pictures)
- Deposit Registration With TDS (Additional Fee May Apply)
- Rent collection
- Monthly & Annual Statements
- Arranging All Necessary Maintenance
- Arranging Renewal Of Mandatory Safety Checks
- Tenant Communication On Landlords Behalf
- Mid Tenancy Inspections
- Legal Notices
- Tenant Move Out & Deposit Negotiations / Returns

Tenant Introduction

- Advertising & Accompanied Viewings
- Regular Feedback & Marketing Updates
- To Let Board
- Brochure Including Floor Plan
- Virtual Tour
- Fully Comprehensive Referencing Of Applicants
- Tenant Right To Rent Checks
- Preparation Of Tenancy Pack
- Comprehensive Inventory (Inc Pictures)
- Deposit Registration With TDS (Additional Fee Applies)
- Accompanied Tenant & Landlord handover

Ambleside Office
Windermere Office
Lancaster Office

Loughrigg Villa, Kelsick Road, Ambleside, Cumbria LA22 0BZ
Ellerthwaite Square, Windermere, Cumbria LA23 1DU
19 Castle Hill, Lancaster, Lancashire LA1 1YN

t: 015394 32220
t: 015394 47717
t: 01524 384960



Let & Rent Collection Only

- Advertising & Accompanied Viewings
- Regular Feedback & Marketing Updates
- To Let Board
- Brochure Including Floor Plan
- Virtual Tour
- Fully Comprehensive Referencing Of Applicants
- Tenant Right To Rent Checks
- Preparation Of Tenancy Pack
- Comprehensive Inventory (Inc Pictures)
- Deposit Registration With TDS (Additional Fee Applies)
- Rent collection
- Monthly & Annual Statements
- Arranging Renewal Of Mandatory Safety Checks
- Legal Notices
- Tenant Move Out & Deposit Negotiations / Returns

Costings

Each managed service is subject to a minimum one off set up fee, the actual cost is subject to final negotiation between landlord and agent.

Please see below for more information

1. **Fully Managed** - A one off set up fee from £500 + vat with the monthly management fee starting from 10% + vat pcm
2. **Tenant Introduction** - Set up fee will be a one off fixed fee in the region of 1 months rent, payable once tenancy commences. Please note set up fee may be negotiable and will vary depending on property value.
3. **Rent Collection Only** – Negotiable on request

The below are available as a one off service or add-on's to non managed services

Additional Extras (Available on Request)

- Deposit Holding fee - £60 + vat
- Standalone Inspection & Inventory (Inc Pictures) - £50 + vat
- Final Inspection & Report (Inc Pictures) - £100 + vat
- Renewals - £60 for 6 months & £85 for 12 months
- Legal Notices - £75 + vat per notice
- Printed monthly statements - £15 + vat
- Landlord annual statements (For Tax Year) - £50
- Overseas Landlords - £50pa (Managed services only)
- EPC's - £70 + vat

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