

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 & AML 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 & AML 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 & AML 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 (Inclusive of VAT)

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

1. **Fully Managed** - A one off set up fee from £600 with the monthly management fee in the region of 12% (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 (Inclusive of VAT)

- Deposit Holding fee - £120
- Standalone Inspections & Inventories & Move Out Reports (Inc Pictures) - £180
- Tenancy Renewals - £120
- Legal Notices - £200
- Overseas Landlords - £120 (Managed services only)
- EPC's - £180
- Landlord AML Checks – From £42

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