LETTINGS FEES AND CHARGES

To Landlords

LET ONLY 90% of the first month's rent including VAT (subject to a minimum fee of £570.00 including VAT). This service includes your rental appraisal, preparation of property details, internet advertising on our website and Zoopla, referencing of prospective tenants, drawing up the tenancy agreement and supplying you with a check-in checklist for your assistance. You will be responsible for preparing an inventory, checking-in the tenant and dealing with all matters tenancy related after it's commencement.

LET AND MANAGEMENT 90% of the first month's rent including VAT(subject to a minimum fee of £540.00 including VAT) plus 14.4% of the month's rent including VAT (or 15% including VAT if the tenant is on housing benefits). This service includes all of the let only facilities with the addition of setting up the tenant's standing order, notification to the gas, water and electricity utility companies of the new Tenant's responsible for these services, checking the tenant into the property and preparing an inventory. We will then carry out the management of the property during the term of the tenancy including the collection of the rent, administration of repairs to the property on your behalf, settlement of accounts relating to repairs to the property from funds held by us on your behalf (if there are insufficient funds held by us we will forward the account(s) to yourself for payment), instruction of solicitors for any proceedings to regain possession of the property on your behalf including the settlement of professional and court fees incurred on your behalf from funds held on your behalf (If there are insufficient funds we will forward the account(s) onto yourself for payment) and the preparation and submission of monthly rental statements detailing rent received, expenditure incurred on your behalf and the balance due forwarded to you.

ENERGY PERFORMANCE CERTIFICATE:

ADDITIONAL PROPERTY VISITS:

CHECK IN/INVENTORY FEES ON NON MANAGED PROPERTIES

IF REQUIRED:

TENANT CHECK OUT FEE IF REQUIRED ON NON MANAGED

PROPERTIES IF REQUIRED (AND ONLY AVAILABLE IF THE ADDITIONAL

CHECK IN SERVICE HAS BEEN TAKEN):

ADDITIONAL END OF TENANCY DEPOSIT DISPUTE HANDLING

ON A NON MANAGEMENT PROPERTIES:

WITHDRAWAL FEES (WHEN AGREED):

£60 including VAT £60 including VAT

£120 including VAT

£60 including VAT

£120 including VAT if we have checked the tenant in & out or £300 including VAT if we Have not checked the tenant in and out

£120 including VAT

IF YOU HAVE ANY QUESTIONS ON OUR FEES PLEASE CONTACT A MEMBER OF STAFF

N S Bennett and Associates are regulated by the Royal Institution of Chartered Surveyors and have a complaints procedure including recourse to the Property Redress Scheme for non business and the CEDR for business Clients. All Clients money is held in our Clients account and all Tenant's deposits are held by the Deposit Protection Service.

DISPLAY OFFICE

46 Medomsley Road CONSETT, DH8 5HA Tel: 01207 503853

Email: consett@nsbennett.co.uk

SALES CENTRE

83 Front Street STANLEY, DH9 0TB Tel: 01207 236333/237803

INTERNET & TELESALES

CHESTER-LE-STREET Tel: 0191 3871571 Email: stanley@nsbennett.co.uk Email:chester.le.st@nsbennett.co.uk