WE SELL HOUSES - WE COULD SELL YOURS TOO WE SELL HOUSES - WE COULD SELL YOURS

N. S. BENNET

INDEPENDENT CHARTERED SURVEYORS AND ESTATE AGENTS

VISIT US 24 HOURS A DAY,
7 DAYS A WEEK WORLDWIDE ON
www.nsbennett.co.uk

RICS

LETTINGS FEES AND CHARGES

To Landlords

LET ONLY 90% of the first month's rent including VAT (subject to a minimum fee of £450.00 including VAT). This service includes your rental appraisal, preparation of property details, internet advertising on our website and Zoopla, limited lineage local newspaper advertising at our discretion, 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 £450.00 including VAT) plus 12% of the month's rent including VAT (or 14.4% if the tenant is on housing benefits including VAT). 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:	£120 pounds including VAT
ADDITIONAL PROPERTY VISITS:	£60 pounds including VAT
INVENTORY FEES (NON MANAGEMENT PROPERTIES):	£120 pounds including VAT
WITHDRAWAL FEES (WHEN AGREED):	£120 pounds 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 their Ombudsman Service (and Arbitration/neutral evaluation procedures for Surveying Disputes for Business Clients), all Clients money is held in our clients account and all tenant's deposits are held by the Deposit Protection Service.

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