

Landlord

services to suit
your lifestyle



For Landlords By Landlords

Growing Through
Recommendations

| SERVICE LIST | SELF MANAGED | SELF MANAGED Rent Collection | VITAL SERVICE | SIGNATURE SERVICE Rent Guarantee |
|---|-----------------|---------------------------------------|------------------|---|
| Market appraisal, visit to assess, answer queries, and make recommends to enhance rental value | ✓ | ✓ | ✓ | ✓ |
| Advertising with Zoopla, OnTheMarket, social media and office window | ✓ | ✓ | ✓ | ✓ |
| Property To Let board erected to highways regulations (if requested) | ✓ | ✓ | ✓ | ✓ |
| Arrange and accompany viewings | ✓ | ✓ | ✓ | ✓ |
| Negotiation of the terms of the tenancy | ✓ | ✓ | ✓ | ✓ |
| Detailed referencing of the applicants & guarantors, with credit checks | ✓ | ✓ | ✓ | ✓ |
| Collect move in monies | ✓ | ✓ | ✓ | ✓ |
| Preparation and execution of an Occupation Contract agreement | ✓ | ✓ | ✓ | ✓ |
| Rent Guarantee/Protection and Legal Expenses (subject to T&Cs) | | | | <input checked="" type="checkbox"/> |
| Deposit protection into Deposit Protection Scheme (DPS) | | | ✓ | ✓ |
| Preparation and execution of deposit information | | | ✓ | ✓ |
| Arranging an Inventory to be compiled by a third-party independent inventory clerk or independent inventory software | | | ✓ | ✓ |
| Notification of tenancy start to the utility companies, council tax & landlord | | | ✓ | ✓ |
| Monthly rent collection. Rent paid in 48hrs of arriving in our bank and statement of account | | ✓ | ✓ | ✓ |
| Hold keys throughout the tenancy term | | | ✓ | ✓ |
| Property inspections: Undertake one routine visit per fixed term tenancy | | | ✓ | ✓ |
| Obtaining quotes (2) & coordinating maintenance by qualified & insured contractors | | | ✓ | ✓ |
| Organising access for legal compliance (EPC, Gas Safety, EICRS, Smoke Alarms, CO Detectors, PAT Legionella etc, (certificates at additional costs) | | | ✓ | ✓ |
| Arrange agreed routine day to day maintenance and instruct contractors | | | ✓ | ✓ |
| Arrears Chasing: Should your Contract Holder fall behind with their rental payments, we will chase the outstanding amount. (Limited to 3 letters & 2 calls) | | | ✓ | ✓ |
| Check out: Meet contract holders at property for key handover and meter readings | | | ✓ | ✓ |
| End of tenancy management, negotiating deductions from deposit if required | | | ✓ | ✓ |
| Notification of tenancy end to utilities & council tax | | | ✓ | ✓ |
| Make HMRC deductions | | | | ✓ |
| *Overseas Landlords: If you do not live in the UK, please select our 'Signature Service'. | | | | ✓ |

Please note: Services and fees are subject to change, so please check - *Services tailored to your needs – please ask.*
No part of this brochure forms any contractual arrangement.

LANDLORD FEES & SERVICES

| SELF MANAGED - Only | |
|---|------|
| Suitable for experienced landlords responsible for all legislative obligations. | |
| Tenancy set-up fee | £450 |

| SELF MANAGED - Rent Collection | |
|---|------|
| Suitable for experienced landlords responsible for all legislative obligations plus rent collection from the tenant | |
| Tenancy set-up fee | £450 |
| Rent collection | 5% |

| VITAL MANAGEMENT SERVICE | |
|---|------|
| Suitable for landlords wanting a comprehensive service. | |
| Tenancy set-up fee | £450 |
| Management monthly fee (gross rent): | 10% |

| SIGNATURE MANAGEMENT SERVICE Rent Guarantee | |
|---|------|
| For landlords who want 'total peace of mind' with rent guarantee. | |
| Tenancy set-up fee | £450 |
| Management monthly fee (gross rent): | 15% |

| ADDITIONAL SERVICES | Not all fees apply to every let - Please ask us. |
|---|---|
| Start of Tenancy Fees | |
| Arranging EPC, Gas Safety Certificate, EICR, PAT, Legionella, Smoke Alarms. | Included with Fully Managed & Fully Managed with Rent Guarantee |
| Additional tenant referencing fees | £30 per tenant |
| Referencing Guarantor | £30 per guarantor |
| Key cutting | £15 plus the cost of the key(s) |
| Inventories | from £150 Self-managed & Rent Collection |
| During Tenancy Fees | |
| Additional property inspections/visits | £55 per visit |
| Rent increase notice | £55 |
| Renewal fixed term tenancy agreement -negotiation & issue | £75 |
| End of Tenancy Fees | |
| Fees for the service of legal notices | £55 per notice |
| Maintenance / Project Management | |
| Arrangement fees for works over £500 | 12% of net cost |
| Financial | |
| Same-day payment fees | £25 per payment |
| Other Fees and Charges | |
| Additional requests not covered in terms of business | £55 per hour, minimum fee £55 |
| Management take-over fees | FREE |

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Why choose AVENUE Property?

We let... you relax...Let's keep it simple and stress-free...

Whether you are a first-time landlord, an established landlord with a wide property portfolio or are just looking into Buy-To-Let as a business proposition, it's good to know that as soon as you instruct us, we will be on your side, to protect you, your property, your tenants – and your investment.



Letting Made Easy!

**Honest. Personal.
Professional.**

**AVENUE Property Management &
Lettings Ltd**

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