

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

VITAL MANAGEMENT SERVICE		SIGNATURE MANAGEMENT SERVICE Rent Guarantee	
Suitable for landlords wanting a comprehensive service.		For landlords who want 'total peace of mind' with rent guarantee.	
Tenancy set-up fee	£450 + VAT	Tenancy set-up fee	£450 + VAT
Management monthly fee (gross rent):	10% + VAT	Management monthly fee (gross rent):	15% + VAT

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 + VAT per tenant
Referencing Guarantor	£30 + VAT per guarantor
Key cutting	£15+ VAT plus the cost of the key(s)
Inventories	from £150 + VAT Self-managed & Rent Collection
During Tenancy Fees	
Additional property inspections/visits	£55 + VAT per visit
Rent increase notice	£55 + VAT
Renewal fixed term tenancy agreement -negotiation & issue	£75 + VAT
End of Tenancy Fees	
Fees for the service of legal notices	£55 + VAT per notice
Maintenance / Project Management	
Arrangement fees for works over £500	12% + VAT of net cost
Financial	
Same-day payment fees	£25 + VAT per payment
Other Fees and Charges	
Additional requests not covered in terms of business	£55 + VAT per hour, minimum fee £55 + VAT
Management take-over fees	FREE

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 &
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AVENUE
PROPERTY
MANAGEMENT

