

RENTAL PROPERTY MANAGEMENT CHARGES

Set Up Fees

Set Up Fee of £594 including VAT or (£495 + VAT). Then 15% including VAT or (12.5% + VAT) of the monthly rent which includes: Advertising, accompanied viewings, referencing prospective Contract Holder(s), preparation of tenancy agreement, check in of Contract Holder(s), notifying utilities of new tenants, notifying council of Contract Holder(s), transfer of deposit to DPS, first inspection within 6 weeks then quarterly inspections, reporting to landlord following inspections, organizing any maintenance issues raised, check out of Contract Holder(s), notifying utilities of move out, notifying council of move out.

Additional Charges

In accordance with The Renting Home Wales Act 2016 you will also require and which we can provide:

Pictorial and Written Check-In Inventory - Independently Completed - £85.00;

Pictorial and Written Check-out Inventory- Independently Completed - £85.00;

EPC (up to 4 Bed Property) - £90.00;

Asbestos Risk Assessment (where required) - £90.00;

Legionella Risk Assessment - £40.00;

EICR;

- 1 bed £168.00 including VAT or (£140.00 + VAT);
- 2 bed £204.00 including VAT or (£170.00 + VAT);
- 3 bed £252.00 including VAT or (£210.00 + VAT);
- 4 bed £312.00 including VAT or (£260.00 + VAT).

Re-Let Fees

There is a Re-Let Fee of £480 including VAT or (£400 + VAT). We do NOT manage the property whilst Contract Holder(s), are being sought. If you would like us to manage the property in preparation for new Contract Holder(s), there will be a charge for this service dependent on the works involved.

Administration Fee

Please note that if we prepare your property for marketing purposes and you subsequently withdraw the property prior to a Contract Holder(s) being found you will be charged an administration fee of £360 including VAT or (£300 + VAT).

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the agent. Where an Administration Fee arises, payment of £360 including VAT or (£300 + VAT) will be required within 14 days of our invoice being presented for services rendered.

Client Money Protect Membership No. CMP004302 - Client Money Protect Ltd is an introducer appointed representative of HFIS Limited who are authorised and regulated by the Financial Conduct Authority. Registered in England 8564332. VAT no: 893 9729 49.

The Property Ombudsman Limited Membership No. No D10695 , Registered in England No: 3339975 Registered Office – 33 The Clarendon Centre Salisbury Business Park, Dairy Meadow Lane, Salisbury, Wiltshire, United Kingdom, SP1 2TJ



REGENTS HOUSE, 125 MOSTYN STREET, LLANDUDNO, LL30 2PE

RENTALS 01492 877 419 rentals@anthonyflint.co.uk

SALES 01492 877 418 llandudno@anthonyflint.co.uk

