Maskells

LANDLORD FEES SCHEDULE

www.maskells.com

LEVELS OF SERVICE OFFERED:

	Letting & Rent Collection: 12% inc. VAT of the rent (10%+ VAT)	Letting & Management: 18% inc. VAT of the rent (15% + VAT)	Property Management only: 9.6% inc. VAT of the rent (8% + VAT)
Appraising Property and agreeing a rental price with you, advising on refurbishment requirements (if applicable)	✓	✓	
Provide guidence on compliance with statutory provisions and letting consents	✓	✓	
Providing professional photographs, floorplans and conducting a 3D Walk Through	✓	✓	
Advertising the property on portals	✓	✓	
Arranging and attending viewings with applicants	✓	✓	
Communicating offers received, and negotiating rent and terms	✓	✓	
Conducting references and Right to Rent checks, producing Tenancy documentation and Tenancy Agreements	✓	✓	
Collecting and holding the Deposit and registering the deposut with the Tenancy Deposit Scheme	✓	✓	✓
Arranging all pre-tenancy checks (relevant safety certificates, EPC, EICR, smoke & carbon monoxide detectors, professional clean etc)	✓	✓	✓
Collection of Rent, preparation of statements and transferring rent to you	✓	✓	✓
Advise on non-resident tax status (if relevant), and make any HMRC deductions, submit NRL documentation where applicable	✓	✓	✓
Property Management checks (visiting the property and creating a file on all appliances and fittings, in order to manage efficiently)		✓	✓
Transfering bills to the Tenant (s) names (s) including Council Tax but not where the provider requires your direct instruction		✓	✓
Helping you manage your legal responsibilities with regards to the Tenancy		✓	✓
Being on Call for you and the Tenant re: day to day management of the Property		✓	✓
Maintainig a Management Float and holdinng keys throughout the tenancy term		✓	✓
Arranging repairs and maintenanceof the property and conducting 6 monthly property inspections		✓	✓
Arranging the payment of Property outgoings, including service charge and ground rent (if required)		✓	✓
Negotiating a renewal, providing renewal documentation and re-registering the Deposit with the TDS	✓	✓	✓
Serving notices where applicable if Tenancy termination and orgnaising end of tenancy procedures	✓	✓	✓
Dealing with the deposit return in accordance with our duties as Stakeholder and necessary referring to the Dispute Service		✓	✓