

Letting

12% + VAT (14.4% Inc. VAT)*

Service Includes:

- Marketing and advertising on various portals
- Finding suitable tenants, incl. AML and security checks
- Booking and carrying out accompanied viewings
- Negotiating the tenancy between yourself and the prospective tenant(s)
- Taking a holding deposit
- Taking references and right to rent checks for the tenant(s) and any guarantors (if applicable)
- Creating the tenancy agreement and arranging for both parties to sign
- Arranging the inventory and condition schedule (at Landlord's expense)
- Collecting rents and deducting any pre-tenancy costs
- Remitting rents to landlord with monthly statement

Example:

For a 12 month tenancy at £2,000 per month, the Management fee is calculated at 14.4% (inc. VAT) at the start of the tenancy, resulting in a charge of £3,456

Management

17% + VAT (20.4% Inc. VAT)*

Service Includes:

- As per letting service, plus...
- Informing utility providers & council of new tenant's details
- Holding a set of keys
- Property visits every six months
- Recording renewal dates & arranging renewals for safety records (at landlord's expense)
- Arranging repairs/maintenance (obtaining 2 quotes) up to £500.00 incl VAT when required & deducting from float/rent, if above £500 incl VAT
- Liaising with tenant(s) regarding all tenancy matters
- Serving a standard notice to end tenancy agreement at the end of the fixed term or during periodic tenancy (not for rent arrears or any other tenancy agreement breach).
- Arranging a check-out with tenant(s) at Landlord's expense
- Obtaining quotes for any work required/identified as dilapidations or for those which are the Landlord's responsibility
- Dealing with the dispute service with regards to deposit return and any potential deductions

Example:

For a 12 month tenancy at £2,000 per month, the Management fee is calculated at 20.4% (inc. VAT) each time the rent is received, resulting in a deduction of £408 per month

Short-term Lettings

25% + VAT (30% Inc. VAT)*

Service Includes:

- Marketing and advertising on various portals
- Finding suitable tenants, incl. AML and security checks
- Booking and carrying out accompanied viewings
- Collecting rents and deducting any pre-tenancy costs
- Remitting rents to landlord with monthly statement

Example:

For a 3 month tenancy at £3,000 per month, the Management fee is calculated at 30% (inc. VAT) at the start of the tenancy, resulting in a charge of £2,700

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Letting

For a full list of fees please refer to our Terms & Conditions. If you have any questions, please ask a member of our lettings team.

Tenancy Arrangement and Preparation

To include preparing the tenancy agreement, providing a sample copy to your prospective Tenant, taking a holding deposit to show commitment to wish to enter into an agreement (subject to contract, references and **anti-money laundering - AML - checks**), arranging the tenant's standing order (where applicable), tenancy deposit scheme registration, accounting to you regarding the first rental paid less our fees and commission.

£420.00 inc. VAT for the tenancy arrangement / £120.00 inc. VAT for the Preparation of Renewal

Commission for Letting Service after the initial term of the tenancy has expired

As per initial fees detailed above

Duplicate Statement(s)

£60 inc. VAT per statement

Reporting to HMRC for Non-resident Landlord Scheme (applicable to overseas landlords)

£60 inc. VAT per quarter

Additional Property Visits (including Void Property Visits)

£120 inc. VAT

Key Cutting Service

£60 inc. VAT per key provided

Float held on account (for Management Service)

£500 for flats and £1000 for houses

Charge where we have found a suitable Prospective Applicant and have proceeded with the application, and you refuse their offer

£600 inc. VAT

Sale of the property to the tenant

2.4% of the sale price inc. VAT

Fuller Gilbert are members of the Property Ombudsman scheme and protect their Client Money with Property Mark.

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