

Lettings Fee

We work hard to provide a service that minimises void periods and make the most of your investment.

We offer several different packages to suit the needs of every landlord however a raft of new legislation has recently been introduced and more is to follow so many of our landlords with the new regulations and paperwork have chosen a fully managed service.

Tenant Find Only

- 'e Property File' which allows Landlord and tenants access to all aspects of the tenancy.
- We do all the marketing to find a tenant. Advertise on the main property portals to include Rightmove, Zoopla etc. Property Particulars including a floorplan. Extensive database. High Street office.
- All accompanied viewings
- Provide an 'Assured Short-hold Tenancy' agreement
- Package up your Rental Pack at the beginning of the tenancy that provides the tenant with all the documents that are required by law.
- Lodge the deposit with the DPS (Deposit Protection Scheme, Government backed) within 14 days of the start of the tenancy.
- Notify details of the tenancy to gas, electricity and water suppliers and the local council if required.

The Cost for this service is 80 % of the first month's rent Plus VAT (at 20%)

Rent Collection

In addition to the Tenant find only;

- Collection of the monthly rent
- A monthly statement
- Yearly financial statement at the end of March for the yearly income and expenditure for tax purposes

The Cost for this service is 85 % of the first month's rent Plus VAT (at 20%) then 8% plus VAT (at 20%) of each month after

Fully Managed

In addition to the tenant find and rent collection:

- Check-ins
- Check-outs
- Eproperty file full list
- Inspections every four months
- Maintenance issues
- Remind you and arrange if required and annual checks and certificates.
- Rent reviews

The Cost for this service is 85 % of the first month's rent Plus VAT (at 20%) then 10% plus VAT (at 20%) of each month after

Premium Fully Managed

In addition to all of the above;

- Full inventory
- Annual gas safety
- EPC

The Cost for this service is 100 % of the first month's rent Plus VAT (at 20%) then 12% plus VAT (at 20%) of each month after

A lot of our competitors charge the 'Set Up' at the start of each tenancy however at Avon Estates we only charge at the beginning of your very first tenancy. The management fee will also only be charged while the property is occupied.

Additional Services

- A full written report with embedded photos for £246.00 INC VAT
- Gas safety Certificate. £108.00 INC VAT *there maybe additional charges for additional gas appliances.*
- Smoke and Carbon monoxide insulation *price on application*
- EICR + PAT testing *price on application*
- EPC £108.00 INC VAT
- Legionella risk assessment *price on application*
- Rent and legal insurance £385.45 INC VAT
- Processing of NRL quarterly payment charge to landlord £24.00 INC VAT
- Professional hourly rate (court attendance etc) £90 INC VAT
- Landlord withdrawal fee 75 % of month rent + VAT (at 20%)
- Selling your rental property to your tenant 1% + VAT (at 20%) on sale price.

Float

We are able to hold a float of £250.00 for each landlord for unforeseen and emergency repairs if required.