

# Lettings Fees

## OPTION 1:

Our LET ONLY SERVICE charged at 6% inclusive of VAT of the first year's rent. This fee is collected upfront. There is an annual renewal charge of £500.00 inclusive of VAT on this option.

## OPTION 2:

Our RENT COLLECTION SERVICE charged at 8% inclusive of VAT. This fee is collected monthly for the duration of the let.

## OPTION 3:

Our FULLY MANAGED SERVICE charged at 10% inclusive of VAT. This fee is collected monthly for the duration of the let.

## OPTION 4:

Our GUARANTEED RENT SERVICE – 0% commission. One of our property specialists will need to inspect your property in order to make you an offer for the property on our GUARANTEED RENT scheme. We take properties ranging from studio apartments to 4 or 5 bedroom houses on 12 month to 36 month contracts.

Gas Safety Certificate (Gas Safe) – Annual certificate to certify correct functionality of gas appliances and gas equipment. Thomas Childs Lettings can obtain this for a cost of £75. A Legal requirement.

Energy Performance Certificate (EPC) – A Certificate to show the energy efficiency and environmental impact of a property. It cannot pass nor fail but is graded from A to G. This certificate lasts 10 Years and is a Legal requirement on all properties. Thomas Childs Lettings can obtain this for a cost of £90.00

Electrical Certificate (NICEIC) - Electrical Certificates are now legally required. Thomas Childs Lettings can obtain this for a cost of £150.00. If the Cert Fails then the charge is £150.00 and then when the remedials are carried out by the SAME contractors no additional Certificate charge is applied. BUT if they have remedials carried out by ANOTHER third party the £150.00 will be due and our contractors will not sign off third party works.

Proof of Ownership – Proof can be in the form of a: HM Land registry report, current mortgage statement, solicitor/Agent completion letter or service charge/ground rent account statement. This identification must show the legal owner of the property. Thomas Childs Lettings can conduct a land registry on your behalf at a cost of £15.00.

## OTHER FEES AND CHARGES TO TENANTS:

Lost Security Items - £40.00 inclusive of VAT.

Obtaining necessary permissions, sourcing providers and travel costs.

There are no charges or admin, referencing, renewal or check out charges to tenants