

# Avrasons

## Landlord Fees

At Avrasons, we believe in being transparent and upfront with all costs, so you know exactly what you are paying for and what extra expenses are entailed when renting out your home. Please see below a detailed list of all services we offer.

### **Let Only: 10% plus VAT**

Included in your fee are all of the following:

- Professional Photographs
- Marketing of your property on all the property portals and local publications
- Conducting viewings and finding suitable tenants
- Full Outsourced Reference Checks – CCJ Reports (Experian credit check), Address history for past 5 years, bank validation, employers reference, previous landlord/agency reference
- Tenancy Agreement
- Collect and Remit Initial months's rent received.
- Deduct any pre-tenancy Invoices
- Provide tenant with methods of payment

### **Rent Collection:12% plus VAT (Includes 100% rent guarantee)**

*Fee spread over whole tenancy*

Included in your fee are all of the following:

- Professional Photographs
- Marketing of your property on all the property portals and local publications
- Conducting viewings and finding suitable tenants
- Full Outsourced Reference Checks – CCJ Reports (Experian credit check), Address history for past 5 years, bank validation, employers reference, previous landlord/agency reference
- Tenancy Agreement
- Collect and Remit Initial months's rent received.
- Collect rent for the duration of the tenancy.
- Provide tenant with methods of payment
- Pursue non-payment of rent and provide advice on rent arrears' actions.
- Agree collection of any shortfall and payment method
- Rent Guarantee: 100% Full rent guaranteed insurance policy, you are fully covered until the point you gain back vacant possession of your property plus £50,000 cover of legal fees and also includes 50% rental

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payments for 2 months after property becomes vacant and re-marketing is taking place.

**Fully Managed:14.5% plus VAT** (*Includes 100% rent guarantee*)

*Fee spread over whole tenancy*

Included in your fee are all of the following:

- Professional Photographs
- Marketing of your property on all the property portals and local publications
- Conducting viewings and finding suitable tenants
- Full Outsourced Reference Checks – CCJ Reports (Experian credit check), Address history for past 5 years, bank validation, employers reference, previous landlord/agency reference
- Tenancy Agreement
- Income and Expenditure Report
- Collect and Remit Initial months's rent received.
- Advise Local Authority on change of occupancy for Council Tax.
- Advise utility suppliers for the property of tenant's details.
- Maintain and manage the property.
- Collect rent for the duration of the tenancy.
- Pursue non-payment of rent and provide advice on rent arrears' actions.
- Agree collection of any shortfall and payment method
- Provide tenant with methods of payment
- Arrange routine repairs and instruct approved contractors
- Deduct commissions and other works.
- Hold keys throughout the tenancy term.
- Arrange EPC / GAS Safety Certificates where needed.
- Rent Guarantee: 100% Full rent guaranteed insurance policy, you are fully covered until the point you gain back vacant possession of your property plus £50,000 cover of legal fees and also includes 50% rental payments for 2 months after property becomes vacant and re-marketing is taking place.

## **Renewal Fees:**

If the tenancy continues for a greater period than the original term a fee rate of 8% let only, 10.5% rent collection and 12% fully managed of the gross rental income for the period of the renewal will apply. This fee is payable in advance within 7 days of the renewal date for Let Only. If rent collection or fully managed this will be continued to be spread across the period of the renewal.

## **Additional fees:**

Deposit Registration: £30.00 inclusive of VAT

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Energy Performance Certificates (EPC) valid for 10 years: £85.00 plus VAT

Landlords Gas Safety Certificate – (CP12): £75.00 inclusive of VAT

Inventory and Check IN/Check Out fees: *(optional for all Landlords, although strongly advised)*