



ELMORE'S OF LONDON

www.elmores.co.uk

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Landlord Fees

Tenancy Set Up

This charge applies to each tenancy set up. This includes referencing of all potential tenants and guarantors once an offer is accepted, preparation and executing any documents i.e. tenancy agreements, prescribed information and guarantor agreements. Part of the tenancy set up also includes registering Security Deposits with The DPS and providing both landlord and tenant with documents relating to each deposit.

£300 (Incl.VAT)

Tenant Find Only Service

Includes taking the property to the market with the rental price agreed with the client, advertising on the company website and various property portals, erection of a TO LET board when required, meeting with applicants at viewings to find a suitable tenant and negotiating any offers. The first month's rent will be collected, we deduct our commission and other charges and then remit any remaining monies to the landlord with an accompanying statement and/or invoices.

9.6% (Incl.VAT)

Tenant Find and Rent Collection Service

Consists of the "Tenant Find Only" service with additional collecting rent for the agreed term of the tenancy. We will collect the rent on the rent due date and deduct commissions and any other charges and remit payment to the landlord with an accompanying statements and/or invoices.

**10.8%
(Incl.VAT) on
rent collection**

Full Property Management Service (Tenant Find, Rent Collection and Management)

Full Property Management Service combines the efforts of the Tenant Find and Rent Collection Services and will also include routine property inspections with covering reports, dealing with tenant maintenance queries and arranging repairs as needed. Also holding keys throughout the tenancy.

**3.6%(Incl.VAT)
Paid at the start of
the tenancy
Monthly
Management 12%
(Incl. VAT)
Deducted monthly
on rent collection**

Renewal (complete tenancy renewal)

4.8% (Incl.VAT)

Withdrawal

If a tenant is found by Elmore's of London, who passes references and is deemed suitable and has progressed in a timely manner and you, as the Landlord decide not to proceed, a withdrawal fee is applicable.

£420 (Incl. VAT)

Inventory Check-in

£180 (Incl. VAT)

Inventory Check-out

£180 (Incl. VAT)

Start/End of tenancy clean

**QUOTED PER
PROPERTY**

Gas Safety Check (arrangement & certificate)

£90 (Incl. VAT)

Electrical Safety Certificate (arrangement & certificate) *

£144 (Incl.VAT)

£180 (Incl.VAT)

£204 (Incl.VAT)

£228 (Incl. VAT)

£252 (Incl.VAT)

EPC (arrangement & certificate) *

**Starting £90
(Incl. VAT)**

Legionnaire's Risk Assessment *

POA

Duplicate / Additional Statements or documents where required

£60 (Incl. VAT)

Property Visits (where not managed or additional visits are required)

£60 (Incl. VAT)

PAT Testing *

POA

Landlord Warranty Products are available on request