

L&W Sales and Lettings Fees and Services

We offer our landlords:

L& Managed Service

A Let & Rent Collection Service

A Let Only Service

Our Let & Managed Service

This is the preferred option for most of our landlords, as it means they can leave everything to us and do not need to be available to the tenant or deal with repairs or other problems which may arise. We advertise your property, conduct viewings and find you tenants. We will reference the tenants through a reference agency Let Alliance and undertake the required Right to Rent checks. We prepare the tenancy agreement and provide the tenant with the required documentation (i.e. How To Rent Guide). We will move the tenants in, collect the rent, register the deposit and account to you every month. We will transfer utilities and deal with all matters arising during the tenancy. We have a full range of independent contractors to call upon, or can instruct a nominated contractor you would prefer us to use.

We also arrange a renewal of tenancy or moving-out, depending on your requirements and the tenant's intentions. We will synchronise a tenant's moving out with finding and moving-in a new tenant, with the aim to minimise any void periods between lets and thereby maximise your income.

Our Let & Rent Collection Service

This is a Letting with Rent Collection service, we advertise your property, conduct viewings and find you tenants. We will reference the tenants through a reference agency Let Alliance and undertake the required Right to Rent checks. We prepare the tenancy agreement and provide the tenant with the required documentation (i.e. How To Rent Guide). We can move the tenants in, collect the rent and pay it into your account every month. We can register the deposit or forward to you to register and transfer utilities. The service does not include managing the property, the landlords contact details will be on the tenancy agreement and the landlord will be the contact for the tenant, in order to deal with any repairs and any other matter which may occur.

Our Let Only Service

This is a Letting only service, we advertise your property, conduct viewings and find you tenants. We will reference the tenants through a reference agency Let Alliance and undertake the required Right to Rent checks. We prepare the tenancy agreement and provide the tenant with the required documentation (i.e. How To Rent Guide). We can move the tenants in and register the deposit or forward to you to register and transfer utilities. The service does not include managing the property, the landlords contact details will be on the tenancy agreement and the landlord will be the contact for the tenant, in order to deal with any repairs and any other matter which may occur.

**Let & Managed
Let & Rent Collection*
Let Only****

**12.5% of the monthly rent + VAT (15% inc VAT)
10% of the first years rent + VAT (12% inc VAT)
8% of the first years rent + VAT (9.6% inc VAT)**

We understand that every landlord's requirements may differ, and we aim to tailor our service to suit your specific needs.

Please do not hesitate to contact us to discuss your requirements - we're happy to offer flexible solutions that work for you.

L&W Sales & Lettings do not charge a set up fee, we charge for the individual services, as various services are undertaken by third party contractors (i.e. Gas engineer or Inventory clerk) and prices may vary.

**Let & Managed
Let & Rent Collection
Let Only**

**No renewal fee
*Annual renewal fee £350.00 + VAT (£420.00 inc VAT)
Annual renewal fee £350.00 + VAT (£420.00 inc VAT)

Fees & Services

Professional marketing options			By negotiation
Floor plans	Start	From	£80.00
Reference costs per tenant & guarantor	Per person		£40.00
EPC's	Start	From	£80.00
Inventory Check IN & Check OUT (Dependent on size of property)	Start	From	£95.00
Gas Safety Checks	Start	From	£80.00
Electric Safety Reports	Start	From	£180.00
Cleaning (Price provided by cleaning contractor)			Subject to contractors charges
PAT Testing (Price dependent on number of items)			Subject to contractors charges
Rent guarantee available			Price from provider
Arrangement fee for works over £1,000.00			10%+VAT (12% inc VAT)
Deposit Registration Fee (Managed)			£0.00
Deposit Registration Fee (Let only / Let & rent collection)			£30.00+VAT (£36.00 inc VAT)
Arranged Deposit Return at end of tenancy (Managed)			£0.00
Deposit Dispute Fee			£50.00+VAT (£60.00 inc VAT)
Applying for licence on behalf of the landlord (Managed)			£240.00+VAT (£284.00 inc VAT)
Property visits on empty properties (Managed)			£0.00
Waiting at properties with contractors (Per hour)			£40.00+VAT (£48.00 inc VAT)
Landlord withdrawal fee (Before move in)			£300.00+VAT (£360.00 inc VAT)
Prepare section 13 Notice for periodic agreements			£70.00+VAT (£84.00 inc VAT)
Changing ownership details during term			£80.00+VAT (£96.00 inc VAT)
Quarterly overseas landlord tax forms to HMRC			£35.00+VAT (£42.00 inc VAT)
Attending court			£350.00+VAT (£420.00 inc VAT)
Handling insurance claims over £1,000.00			10%+VAT (12% inc VAT)
Overdue fees			4% per annum
Service of notice to tenants			£70.00+VAT (£84.00 inc VAT)
We may recommend using a third party company specialising in serving notices			Price from provider