



CORBIN & CO LETTING FEES



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Corbin & Co Estate & Lettings Agents



SERVICES WE PROVIDE:

TENANT FIND ONLY SERVICE £695 + vat (£834.00 inc vat)		<input type="checkbox"/>
STUDENT LETS: £995 + vat (£1014.90 inc vat)		
<ul style="list-style-type: none"> • Recommended asking price • Marketing – Rightmove, Onthemarket, etc • Erect a board if appropriate • Accompanied Viewings • Identity & Credit Check • Income Check, Employer / Accountant • Landlord Reference • Right to Rent Checks • Collect first month’s rent 	<ul style="list-style-type: none"> • Organise Inventory • Complete Tenancy Agreement • Issue legal ‘How to Rent Guide’ • Prescribed Information • Issue Gas Safety Certificate, if applicable • Issue Energy Performance Certificate • Issue EICR (Electrical Installation Condition Report) • Receipt Deposit 	

IMPORTANT – PLEASE NOTE

The Landlord will be responsible for ongoing Right to Rent Checks, renewing expired EPC report, Gas Safety Certificates & Electrical Installation Condition Report and all other legislative obligations.

FULL TENANCY MANAGEMENT: 10% + VAT (12% inc vat)	<input type="checkbox"/>
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One off set up fee is payable from the first month’s rent at the start of each new Tenancy - £350 + vat (£420 inc vat) Student Lets - £600 + vat (£720 inc vat)

All of the above in Tenant Find Only is included in Fully Managed in addition to the following

<ul style="list-style-type: none"> • Collection of monthly rent • Pay direct to your account within 24 hours • Provide monthly & yearly financial statements. • Deal direct with tenants on all matters to do with the Tenancy & Property • Property Inspections with photographic reports twice per year. • Organise maintenance 	<ul style="list-style-type: none"> • Organise Gas Safety Certificate renewals • Organise EICR (Electrical Installation Condition Report) renewals • Organise EPC renewals • Pursue unpaid rent through written and oral communication • Keep you up to date with changes in government legislation
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FEES

<u>Additional Fees</u>	<u>Fees</u>	<u>Tick if required</u>
Rent Protection Policy	P.O.A - based on rental amount	
Annual Gas Safety Certificate	£50	
Boiler service if done at the same time	£30	
EPC certificate	£66	
Electrical Installation Condition Report Does not included remedial works that may be required	£175	
Checkout Fee Arrange handover of keys ensuring property has been left as per conditions of the Tenancy, arrange & liaise with contractors if required	£75 + vat (£90 inc vat) Plus cost of checkout inventory if required	
Service of Notices Section 8 & 21	£75 + vat (£90 inc vat)	
Tenancy Renewal Rent Review (Section 13 notice)	£125 + vat (£150 inc vat)	
Tenant Find Only	£195 + vat (£234 inc vat)	
Dealing with deposit disputes Gathering evidence & quotes and dealing with DPS direct	£100 + vat (£120 inc vat)	

Inventory & Schedule of Condition Reports	1 bed - £60.00 2 bed - £72.00 3 bed - £90.00	4 bed - £114.00 5 bed - £150.00 All prices inclusive of VAT
Checkout Reports	1 bed - £60.00 2 bed - £72.00 3 bed - £90.00	4 bed - £114.00 5 bed - £150.00 All prices inclusive of vat