toner estates

Landlord Fees - Rent Collection Package

Finders Fee of £360 INCLUSIVE OF VAT

Monthly Fee 6% INCLUSIVE OF VAT

Services for landlords

MARKET APRIASAL

A member of our letting team will visit your property to discuss the best marketing strategy, any improvements needed and advice on staging the property for rental.

TO LET BOARDS

Striking and Stylish “house shaped” boards to get your property noticed.

APPLICANT MATCHING

We have a large list of potential tenants waiting for properties in all areas and match them to your property.

WEBSITE OPTIMISATION

We get your property on rightmove.com, onthemarket.com and tonerestates.com within 48 hours.

ACCOMPANIED VIEWINGS

All viewings are conducted by a trusted member of staff to ensure the security of your property.

PRE-TENANCY MEETINGS

An informal chat with your potential tenants to get to know them better - you are welcome to attend.

COMPREHENSIVE REFERENCING

Vouch carry out a full financial credit check, right to rent checks, previous landlord checks and an employment check.

We do not rent to tenants who fail a landlords check.

We do not rent to tenants who have ever had rent arrears.

ASSURED SHORTHOLD TENANCY AGREEMENTS

Our assured periodic tenancy agreements are kept up to date with all relevant legislation to ensure a legally binding contract between you and your tenants.

Included in rent Collection package:

Market Appraisal	Marketing of property
Negotiation of Tenancy	Tenant Referencing
Right to rent checks	My Property portal
Monthly statements via email	Rent collection and processing
Chasing rent arrears	Annual statements (on request)
Rent increases (on request)	Preparation of tenancy agreement

Compliance

The items below are legal requirements and must be in place before the start of the tenancy,

Landlords may organise these if preferable or we can provide then at an additional cost.

ALL COSTS ARE INCLUSIVE OF VAT

EPC	£90.00
Legionella Risk Assessment	£40.00
Gas Safety Checks	£72.00
CO Alarm	£50.00
Smoke Alarms	£40.00
Electrical safety check	£150.00 (approx)

Optional Extras.

Extra services offered are available at cost indicated below – ALL COSTS ARE INCLUSIVE OF VAT

Inventory	£90.00
Additional out of schedule property visits	£75.00
Hard copy monthly statements	£3.00
Deposits Dispute Resolution	£75.00
AST Addendum	£40.00
Service of Notices 8 and 21	£50.00
Renewal/ changes of tenancy agreements	£75.00

Toner Estates Ltd Bank Details : Sort Code: 30-94-70 Account Number: 40245660