Landlord Fees



FULLY MANGED TENANCY SERVICE

75%+VAT of the first month's rent set up fee 12%+VAT of received monthly rental income



As well as the initial set up elements (see let only section below) a fully managed service will include:

- Rent collection and arrears chasing
- Reconciling accounts and sending landlord statements
- Monthly and Annual rent statements showing income and expenditure
- Serving of all notices including section 13 and 8s
- Scheduled property inspections and reports

- Annual rent reviews and increases where needed
- Managing all tenant enquiries
- Logging and reporting on all maintenance queries
- Gathering quotes and managing work of any repairs and maintenance
- Updated lapsed compliance certificates
- Ensuring your property and tenant is protected and compliant at all times.

LET ONLY SERVICE/INITIAL SET UP 1 MONTH'S RENT + VAT

Including all of the below:











Accompanied viewings and regular feedback

Application and offer screening and checks before submission to landlord

Preparation and secure new tenancy application

Fully comprehensive and award winning referencing of all tenants



Tenant move in service and seamless handover to landlord for management





Collecting and arranging legal compliance documents as required

Organising pre-tenancy work

Drafting and execution of fully compliant and legally binding tenancy agreement

Landlord Fees



OTHER PRODUCTS AND SERVICES

The annual gas safety certificate is £100 +VAT and lasts 1 year

Deposit, inventory and checkout service: £200+VAT

The electrical safety certificate is £220 +VAT and lasts 5 years

CO2 and Smoke Alarms £60+VAT each fitted

> Rent collection only service: £80+Vat per month (Please ask for further information and what's included)

Any of these services
and products can be chosen
and added at any stage of
your journey with us at Penrose.
We will of course recommend
them when and if we feel they
would benefit you and your
property at any stage to
ensure your asset and
tenancy is fully compliant
at all times.

Let only landlord?
Stand alone Penrose
Maintenance service
please ask for
quotes on any job
big or small

The energy performance certificate is £100 +VAT and lasts 10 years

Rent & Legal Protection annual £350+Vat payment OR £50+VAT a month option

COMPARE OUR RENT AND LEGAL PROTECTION	goodlord	OTHER PROVIDERS		
EXCESS	Nil	2 months	Nil	Nil
LEGAL COVER	£100,000	£50,000	£50,000	£100,000
PAYMENT AFTER VP	75% for 2 months	50% for 2 months	None	None
CLAIMS WINDOW (DAYS)	90	37	31	30
MAX PAYOUT	12 months	4 months	6 months	6 months
CLAIM PROCESS	Automated	Manual	Manual	Manual
PROPERTY DAMAGE COVER	✓	×	×	✓
CONTRACT DISPUTE COVER	✓	×	×	×
AUTO RENEWAL	✓	✓	×	×
STANDALONE LEGAL COVER	✓	×	✓	✓
MONTHLY PRICING	✓	V	✓	×

Based on coverage of select alternative providers, accurate as of June 2020