Landlord Fees

penrose E S T A T E   A G E N T S

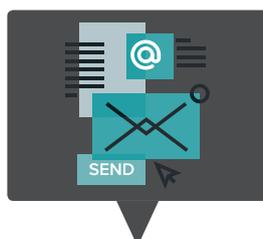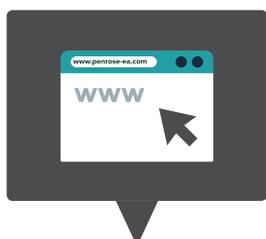## TENANT SET UP 1 MONTHS RENT + VAT
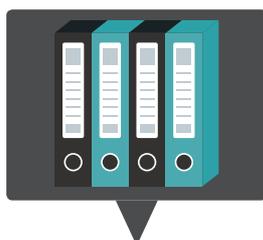
Including all of the below:

Marketing property on both Rightmove, Zoopla and our Penrose Website

Accompanied viewings and regular feedback

Negotiation of offers

Administration of tenancy

Referencing

Check-in tenants at move in

Registering deposit and providing prescribed information

Collecting legal documents

Organising pre-tenancy work

Drawing up agreements

MANAGEMENT

£400

£500

£600

£700

£800

£400 + VAT set up and 12% + VAT per month

£500 + VAT set up and 10% + VAT per month

£600 + VAT set up and 8% + VAT per month

£700 + VAT set up and 7% + VAT per month

£800 + VAT set up and 6% + VAT per month

Management fees include all of the following:

Rent collect and arrears chasing ◆ Sending monthly statements ◆ Serving notices ◆ Regular property visits ◆ Renewing tenancies ◆ Organising maintenance works

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ESTATE AGENTS

PRE-TENANCY SERVICES

Inventory and check out report is £150 +VAT

The annual gas safety certificate is £65 +VAT and lasts 1 year

The electrical safety certificate is £200 +VAT and lasts 5 years

At **Penrose,** with our 30 years' experience, we understand how important exceptional customer care is. We work with you taking time to listen to your needs from start to finish, fulfilling all of them along the way.

Smoke alarm on each floor is £40 +VAT to supply and fit each

The energy performance certificate is £80 +VAT and lasts 10 years

Rent & Legal Protection £298 +VAT

How this service stacks up:

	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	✓	✓	✓	✗

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