

Rental Packages

for Landlords

Option 1 – ‘Intro Only’ includes:

- Brochure with photos, description and floorplan
- Listing on our website, Right Move, On the market etc.
- Arranging viewings for the Landlord to carry out
- We require: gas safety report/portable appliance test electrical certificates
- Referencing and credit checks will be the Landlord’s responsibility

£350 + VAT

Option 2 – ‘Let Only’ includes all of the above, plus:

- Accompanied viewings
- Referencing of tenant(s)/guarantor
- Create Assured Shorthold Tenancy (AST) agreement
- Carry out a pre-tenancy check at the property (incl. reading meters)
- Arrange for move-in monies to be paid (first month’s rent upfront and deposit) prior to scheduled move in day
- We will give the tenant(s) the Landlord’s contact and bank details so they can arrange monthly payments (rent payments are due on the date they signed AST agreement)
- Send Landlord a copy of the signed AST agreement as well as the first month’s rent after agent fees have been deducted

1 Month’s Rent + VAT, subject to a minimum of £450 + VAT

Option 3 – ‘Fully Managed’ includes all of the previous, plus:

- Rent collection and forwarded to landlord’s nominated bank account each month
- Preparation of inventory on commencement of tenancy and check-out report at the end of tenancy (subject to additional charge – see below)
- Should there be any maintenance issues throughout the tenancy, the tenant will contact Lawler & Co to report issues. We will liaise with contractors on the Landlords behalf for repairs to be undertaken (subject to additional charges – see overleaf)
- Carry out inspections on the property every 3 months and report to Landlord

£350 + VAT plus monthly management fee of 10% + VAT

Additional Charges – subject to VAT unless otherwise stated

- Deposit Registration Fee - £50 **please note: your tenant's deposit must be registered with a government scheme, by law. If you do not have your own account to register deposits then this fee will be payable.**
 - Gas Safety Report - £62
 - Portable Appliance Test - £75
 - Gas Safety and Portable Appliance Test combined - £115
 - Inventory and check-out report - £120 (unfurnished) £140 (furnished)
 - Duplication and testing of additional keys - £10 plus costs
 - Tenancy Renewal Fee - £50
 - Administration of major maintenance works - 5% of total cost of works
 - Rent Guarantee & Legal Expenses cover – 6 month tenancy: £115 (inclusive of Insurance Premium Tax) or. 12 month tenancy: £160 (inclusive of Insurance Premium Tax)
Brief terms of this cover include: rent will be paid to a maximum of £1,500/month in the event of non-payment after 1 month and legal expenses up to a maximum of £20,000. There is no excess to pay and rent is payable during the period of the tenancy agreement or until vacant possession has been gained, whichever happens first.
- We strongly advise our Landlord's to take out rent guarantee*
- S21 notice of seeking possession - £30
 - Maintenance Repair Limit UK Landlords – up to maximum £100 per month for maintenance (not subject to VAT)
 - Carbon Monoxide Detector (required by Law) - £25
 - Smoke Alarm (one on each floor is required by Law) - £12 each
 - Legionella Testing - £60



Read our customer reviews on the independent review website:
www.allagents.co.uk/lawler-and-co/

