

## Guide to Landlord Charges

Save for our Standard Management, Rent Collection and Tenant Find Services, fees are reviewed yearly by Pilgrims Lettings and can therefore be subject to change. All charges are shown inclusive of VAT at the prevailing rate unless otherwise stated.

<i>What's Included? (All charges are shown inclusive of VAT)</i>	Tenant Find 12% of rent due in first 12 months	Rent Collection 15% of rent due	Full Management 18% of rent due
<i>Example if rent is £1,000pcm Note: Amounts shown will change if rent is higher/lower</i>	£1,440	£150	£180
<i>Rental advice &amp; review of the current market.</i>	✓	✓	✓
<i>Preparation of property particulars.</i>	✓	✓	✓
<i>Listing on our website &amp; Rightmove.</i>	✓	✓	✓
<i>Marketing through office, applicant matching from our website database.</i>	✓	✓	✓
<i>Regular feedback to Landlords.</i>	✓	✓	✓
<i>Accompanied viewings.</i>	✓	✓	✓
<i>Negotiation of tenancy agreements</i>	✓	✓	✓
<i>Floor plans.</i>	❖	❖	❖
<i>Preparing &amp; execution of the Tenancy Agreement - £240 shared with Tenant</i>	£120 Landlord Share	£120 Landlord Share	£120 Landlord Share
<i>Registration of tenancy deposit with Relevant Deposit Protection Scheme.</i>	£48	£48	£48
<i>Collection of rent and remittance to your chosen account.</i>		✓	✓
<i>Online Statement Facility – Access statement anytime.</i>		✓	✓
<i>Administration of late rent payments.</i>		✓	✓
<i>Automatic contact with tenants to discuss renewal requirements.</i>		✓	✓
<i>Negotiate Rent Increase, prepare &amp; execute renewal agreements - £120 shared with Tenant</i>	£60 Landlord Share	£60 Landlord Share	£60 Landlord Share
<i>Issuing of Legal Notices at the appropriate time i.e. Section 8/13/21/47/48 notices.</i>	£60	£60	£60
<i>Arrange Annual Gas certification as required.</i>	❖	❖	❖
<i>Arrange Electrical Safety certification as required.</i>	❖	❖	❖
<i>Preparation of professional inventory.</i>	❖	❖	❖
<i>Notification to utility companies of change of tenants.</i>	£30	✓	✓
<i>Arranging required/agreed maintenance</i>			✓
<i>Two scheduled property visits per year with report &amp; recommendations</i>			✓
<i>Payment of invoices &amp; regular outgoings through rent account</i>			✓
<i>Negotiation of deposit return &amp; closure of deposit account</i>			✓
<i>Arrange between- tenancy cleaning &amp; maintenance.</i>	18% of cost of works	18% of cost of works	✓
<i>Landlords Insurance (including rent protection insurance)</i>	❖	❖	❖
<i>dealing with building work, insurance claims or major renovations</i>	18% of cost of works	18% of cost of works	18% of cost of works
<i>Administration of tax returns where required (TMA)</i>	£48 per Quarter	£48 per Quarter	£48 per Quarter

❖ Items marked with this symbol are subject to charge over and above the Pilgrims Lettings set of charges, for example Contractors maintenance charges. Please refer to the full service information booklet for more information.