

TENANT FIND ONLY AND FULLY MANAGED SERVICE

TENANT FIND ONLY SET UP FEE

½ FIRST MONTHS RENT +VAT

(Minimum £350.00 +vat)

1. Advertise the property on all of our portals and social media
2. Accompany viewings for potential tenants
3. Process any successful application
4. Obtain references for Credit score, employment reference and landlords reference
5. Provide tenant with current "How to Rent " Booklet before commencement of tenancy
6. Produce contracts and sign with tenants
7. Provide tenants with standing orders for direct payment to the landlord
8. Lodge bond with DPS if landlord requires £25.00 + vat
9. Provide tenants with Prescribed information
10. Hand file to landlord for management by themselves.

FULLY MANAGED SET UP FEE

½ FIRST MONTHS RENT +VAT

(Minimum fee £350 + vat)

Fully managed service includes all of the above at all below

MONTHLY FEE

10% PER MONTH +VAT

This amount is 10% of the monthly rent. Gilmore Estates do not charge the fee if the property is empty. The fee will start once the tenants move into the property. If for any reason the property has empty periods between tenancies we will not charge until a new tenant is found.

DEPOSIT REGISTRATION FEE

FREE

We will deposit your tenants bond with the DPS and supply the prescribed information

INVENTORY FEE

FREE

Gilmore Estates do not charge for inventories. We use smarter Inventories for a photographic inventory. A copy of which the tenant will sign electronically.

PROPERTY INSPECTIONS

FREE

We will visit the property every 6 months to inspect or sooner if needed. A report and photos of the property will be sent to the landlord

RENEWAL FEES

FREE

Gilmore Estates do not charge renewal fees for existing tenants.

CHECK OUT FEE

FREE

Gilmore Estates do not charge for a check out we will meet with the tenants for final check out and hand keys over, we will discuss if any deductions will be made from the bond.

GAS SAFETY CERTIFICATES including alarm tests

£70.00 (YEARLY)

ELECTRICAL SAFETY CERTIFICATES

£150.00 (LASTS 5 YEARS)

We will arrange access either with the tenants or with ourselves for the annual gas safety checks, smoke alarms and Co2 alarms will also be tested at this time. A certificate will be issued. If the boiler is on a service plan we will liaise with the provider such as British gas for the annual service and checks.

MAINTENANCE

UPTO £250.00

We will carry out repairs up to the value of £250. Anything over this we will source quotes for the landlord to make a decision.

ADDITIONAL PROPERTY VISITS

£40.00 ph

If requested by the landlord to visit the property for any reason other than the routine inspection for example waiting for utility supplier or contractors instructed via the landlord where a member of staff must be present.

WITHDRAWAL FEE

1 Weeks Rent

When a landlord terminates an agreement with us and the tenant remains in the property the landlord with pay a £350 +vat withdrawal fee.

Half Managed Service 5%

As with tenant find only however we will comply with all new legislation on your behalf, collect your rent and produce statements for your accountants. This service does not cover maintenance or inspections.