



Bradley Hall

RESIDENTIAL LETTINGS

LANDLORD FEES

September 2023

www.bradleyhall.co.uk

Bradley Hall

COMMISSIONS, FEES & CHARGES	
DESCRIPTION	COST £ (EXCLUDING VAT)
Tenant Referral Only*	Half of one month's rent plus VAT
Let Only*	One month's rent plus VAT
Rent Collection Only	8% plus VAT of rent
Fully Managed	10% plus VAT of rent

*Subject to minimum fee

Tenant Referral Only

Our tenant referral fee is our most basic type of residential letting fee available.

This service helps you find a tenant for your property but does not include referencing or completion of tenancy documents and legislative compliance certificates.

To let your property, we will carry out the following services:

- Ensure we note full details of your wishes with respect to the letting.
- Provide you with advice and assistance on protecting your property, including any suggested repairs, photographs, price point.
- Properties **must** have a valid Energy Performance Certificate to be advertised and we will arrange this on your behalf if you don't already have one. (Prepared by external contractor and comes at extra cost).
- Search our database to find an appropriate tenant match.
- Advertise your property details on our website, Rightmove and socials.
- We will refer interested parties to you to arrange your own viewings, referencing, legislative compliance and necessary documentation.

Let Only

Our let only service will help you find a tenant for your property and ensure that the necessary legislative compliance procedures are followed, but does not include management of the tenancy after the tenant has moved in.

Our Let Only service includes the above Tenant Referral only, but further includes:

- Carrying out accompanied viewings on your behalf.
- On finding a potentially suitable tenant we will carry out thorough credit and reference check and provide you with our recommendations.

If an applicant passes our checks, we will:

- Seek your authority to proceed to offer the tenancy to the applicant on terms agreed.
- We will advise you of legislative certificates required to let your property and arrange these in advance of move in to allow time for any required repairs to be carried out.
- Draw up tenancy agreement between landlord and tenant.
- Collect advance funds from the tenant, first month's rent and deposit as a minimum.
- Provide the tenant a welcome letter detailing your bank details for future rent payments to your preferred bank account.
- Carry out the move in with the tenant, demonstrate the smoke alarms working and take joint meter readings.
- Inform all the Council & utility companies of the change of occupant, together with meter readings.
- Ensure the Tenancy deposit is transferred to you to allow you to register the deposit in your chosen deposit scheme within the legislative time frame. *You will be required to prove you are registered with an approved tenancy deposit scheme.
- Forward the balance of rental monies to you, minus our fees as agreed, and provide copies of all documentation for your safe keeping.

ADDITIONAL CHARGES AVAILABLE ON LET ONLY	
DESCRIPTION	COST £ (EXCLUDING VAT)
Full detailed inventory (unfurnished)	From £250 plus VAT
Full detailed inventory (furnished)	From £300 plus VAT
Tenancy Deposit Protection	£50 plus VAT
Tenancy Renewal	From £150 plus VAT

*Renewal costs are minimum of £150 plus VAT but depend on negotiation involved and amount of uplifted rent achieved.

Rent Collection

Our Rent Collection package includes our Let Only Service, plus monthly rent collection from the tenants. We ensure that your rent is collected on time and in full and chase up late payments to avoid a delay in getting rent to you. We arrange client rent transfers on a weekly basis where funds are received to reduce time delays in your money reaching you.

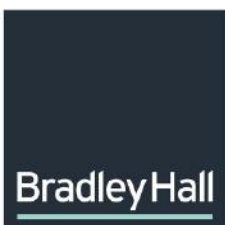
Full Management Service

Our full management service includes our Let Only and Rent Collection services as well as the following:

- Inventory fee included.
- Tenancy Deposit fee included.
- Periodic property inspections.
- Check out inspections.
- Arrangement of repairs and maintenance.

*Based on a minimum 36-month term

For further information on any of our residential lettings and management services, visit our website or see our Landlords Guide.



Head Office

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