

Fees Payable By Fisks Ltd's Landlords

Below is a summary of our rental service. For a more detailed explanation please refer to our terms of business or speak to a Property Consultant.

% is of the total value of rent for the full period of occupation by the tenant.

LET ONLY/ INTRODUCTION: 1 month's rent with a minimum fee of £450.

- Provide relevant personal and financial references in connection with each Tenant party that will sign the Tenancy Agreement.
- Prepare Tenancy Agreements and co-ordinate the signing of the same by the Tenants.
- Advise the in going Tenant of the procedure for registering with the appropriate utility providers for supply during the Tenancy period.
- Ensure that a Gas Safety Certificate has been provided to the Tenant prior to the commencement of the Tenancy.
- Make any HMRC deductions and provide tenant with the NTL8 (if relevant)

RENEWAL OF TENANCY: £180 including VAT. Negotiating periodic tenancies £90 including VAT

INVENTORY CHARGES

(all prices include VAT)

Studio	£110
1 bedroom	£120
2 bedroom	£132
3 bedroom	£151
4 bedroom	£171
5 bedrooms and above	£192

MANAGEMENT: 10% including VAT

- Provide two inspection visits per annum whilst the Tenant(s) are in occupation, and send a written report to the Landlord.
- We will inform the Tenant in writing if they are breach of contract and ensure the file is presented correctly for the Landlord to make a deduction from the Tenant's security deposit.
- On your instruction we will write to your Tenant and request that they remedy any breach of Tenancy.
- We will ensure that your Tenancy file is kept in a proper and correct state and can be used to the Landlord's fair advantage, in the event that there are disputes related to the security deposit or the Tenancy Agreement.
- We will provide the Landlord with all the relevant reports, emails and photographs needed as evidence should the Landlord need to make an insurance claim.
- We will obtain sufficient quotes on behalf on the Landlord for the Landlord to provide to their insurance company and instruct the contractor on the Landlord's behalf.
- Forward an insurance claim form previously completed by the Landlord to the insurance company on behalf of the Landlord whilst retaining the relevant documentation on file.
- Inspect the completed works on behalf of the Landlord.
- Pay an initial premium or renewal premium on an insurance policy from funds available in the Landlord's account – (as long as Fisks have not acted as an introducer or arranger of the policy)
- Pay any service charges with funds available in the Landlord's account.
- In the event that the Landlord requires possession of the property during the fixed term due to a Tenant's breach of Tenancy we will serve the relevant section 8 notice.
- On your instruction we will write to your Tenant and request that they remedy any breach of Tenancy.
- We will represent Landlords at any relevant tribunals (a pre negotiated additional fee).

FISKS

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www.fisks.co.uk

Client money

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*Independent Redress
Provided by The
Property Ombudsman.*

*We reserve the right to
receive a marketing
fee from any third
party contractors.*

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PROTECTED

The Property
Ombudsman