



Landlord Commission offers 2023/2024

COLLECTION SERVICE – 10% + Set up Cost £599

All the above and:

- Rent collection every month – Rent forwarded within 3 working days of receipt.
- Monthly statement of payment provided – Monthly and Annual rent statement generated.
- Debt collection service if the tenant falls into arrears.

FULLY MANAGED SERVICE – 12% + Set up Cost £599

All the above and:

- Full Photographic Inventory Check in
- Full Photographic Inventory Check out
- Transfer of all utility bills and council Tax check in
- Transfer of all utility bills and council Tax check out
- Written tenancy Agreement
- Renewal of tenancy Agreement (When original tenancy expires)
- We will be the first point of contact for the tenant and any other organisations (Slough Borough council, utility companies etc) so you can relax and just receive your monthly rent, straight into your bank account.
- Quarterly inspection reports – Property inspected for any signs of dis-repair and a report emailed / posted.
- Maintenance requests – Tenants to call us directly in the event of all maintenance incidents. We will make an assessment in person and obtain 3 quotes from qualified tradesman to resolve. Work will only be carried out with the Landlords authority.
- In the unfortunate event of an eviction we will process all paperwork and make representation at court on behalf of the Landlord.
- Advice on all property matters between 9am – 5.30pm.

Please be aware that the above rates are all negotiable and discounts will be given if more than 1 property managed.

Energy performance certificate

Cost of EPC: £75.

An EPC is required as follows:

- Individual house/dwelling (i.e. a self-contained property with its own kitchen/bathroom facilities) &- one EPC for the dwelling.
- Self-contained flats (i.e. each behind its own front door with its own kitchen/bathroom facilities) - one EPC per flat.
- Bedsits or room lets where there is a shared kitchen, toilet and/or bathroom (e.g. a property where each room has its own tenancy agreement) – No EPC is required.

Gas safety certificate

Cost of Certificate: £75.00 Cost includes testing one appliance – costs will increase if further appliances need to be tested.

As a landlord, you are responsible for the safety of your tenants. Landlords' duties apply to a wide range of accommodation, occupied under a lease or licence, which includes, but not exclusively:

- Residential premises provided for rent by local authorities, housing associations, private sector landlords, housing co-operatives, hostels
- Rooms let in bed-sit accommodation, private households, bed and breakfast accommodation and hotels
- Rented holiday accommodation such as chalets, cottages, flats, caravans and narrow boats on inland waterways.

The Gas Safety (Installation and Use) Regulations 1998 deal with landlords' duties to make sure gas appliances, fittings and flues provided for tenants are safe.