

# Landlord Services

## Fully Managed – Letting Fee + 12% commission (Inc. VAT)

- Let Only & Rent Collection benefits plus:
- Dedicated property manager
- Dealing with day-to-day issues, as required
- Interim property inspections (followed by an emailed report)
- Arranging maintenance and repairs (including 24-hour reporting for your tenants)
- Legislation updates from our expert team
- Access to the Johnsons Investor Club (please enquire)

## Rent Collection – Letting Fee + 6% commission (Inc. VAT)

- Let Only benefits plus:
- Collection of rent from your tenant(s)
- Rent arrears chasing
- Payment of rent to your nominated bank account
- Monthly income and expenditure statements
- Rent review and lease renewal negotiations, as required
- Ongoing utilities management

## Let Only – £395.00 + 1% commission (first years' rent) (Inc. VAT)

- Full professional marketing, including high quality photography
- Online advertising, including Rightmove.co.uk & OnTheMarket.com
- Accompanied viewings with constructive feedback (+£75 for Let Only. Inc. in Rent Collection/ Fully Managed)
- 'To Let' board
- Full tenant referencing (including Equifax credit checks)
- Right to Rent checks
- Assured Shorthold Tenancy (AST) Agreement
- Collection of the first months' rent and deposit
- Registration and protection of the tenancy deposit (where the tenancy agreement has been produced by Johnsons)
- Changeover of services (utility providers, local authority, etc.)

## Optional Extras (Inc. VAT)

We offer a range of additional services to our landlord clients, including;

<input type="checkbox"/>	Inventory Report & Check Out Service	1 Bed <b>£80.00</b>   2 Bed <b>£100</b>   3 Bed <b>£125</b>   4 Bed+ <b>£150</b>
<input type="checkbox"/>	Rental guarantee & legal expenses cover	6-months <b>£195.00</b>   12-months <b>£295.00</b>
<input type="checkbox"/>	Matterport 3D Tour & Floor Plan	<b>£100.00</b>
<input type="checkbox"/>	Additional Property Inspection	<b>£35.00</b>
<input type="checkbox"/>	Tenancy Renewal (fixed term agreement)	<b>£30.00</b> (Fully Managed/ Rent Collection)   <b>£150.00</b> (Let Only)
<input type="checkbox"/>	Tenancy Deposit Dispute Resolution	<b>£120.00</b>
<input type="checkbox"/>	Legal Notice Fee	<b>£180.00</b>
<input type="checkbox"/>	Court Attendance Fee	<b>£100.00</b>
<input type="checkbox"/>	Annual Tax Statement	<b>£6.00</b>
<input type="checkbox"/>	NRL Tax Collection & Report to HMRC	<b>£24.00 per annum</b>
<input type="checkbox"/>	Gas Safety Certificate	<b>From £72.00</b>
<input type="checkbox"/>	Electrical Safety Report	<b>From £150.00</b>
<input type="checkbox"/>	Legionella Risk Assessment	<b>£90.00</b>
<input type="checkbox"/>	Energy Performance Certificate	<b>£120.00</b>
<input type="checkbox"/>	Professional Photography	<b>£90.00</b>
<input type="checkbox"/>	Professional Clean	<b>Price on application</b>

We take commission of up to **10% (Inc. VAT)** from our **Approved Contractors** (annually reviewed) to arrange works and/ or certificates, as agents, for and on behalf of landlords. We have a process of reviewing contractors' insurance(s), essential qualifications, customer service performance, security/ data protection, personal ID and value for money. We will however cooperate with you to arrange access for your own contractors to carry out works, if required.

An emergency (out of hours) call-out charge from £150 (to include VAT & first hours' labour) will apply. For further information, please speak to a member of our team.

Johnsons Property Consultants are members of **Propertymark (ARLA & NAEA)**  
Independent redress is provided by the **Property Redress Scheme (PRS)**