

LANDLORD'S LETTING SERVICE	FEES	
	Including VAT	Excluding VAT
MANAGED SERVICE		
Initial rental valuation, market appraisal and professional advice	Free of charge	Free of charge
Targeted promotion; including colour brochures	<ul style="list-style-type: none"> • Set Up Fee £180 • 16.2 % of rent collected per calendar month • Subject to a minimum £72 per calendar month 	<ul style="list-style-type: none"> • Set Up Fee £150 • 13.5% of rent collected per calendar month • Subject to a minimum £60 per calendar month
Marketing via leading property websites		
Accompanied viewings		
To Let Board (Optional)		
Careful tenant selection		
Preparation of tenancy agreement and inventory		
Transfer of utilities to new tenants		
Transfer of rent balances		
Monthly rental transfer via autopay system		
Dedicated property management department		
Regular property inspections		
Tenancy agreement renewals and extensions		
Tenant check out at end of tenancy		
Tenancy Deposit Holding Service (DPS)		
Full professional indemnity insurance		
External independent auditing of account procedures		
Routine repairs and maintenance	14.4% of work completed	12% of work completed
RENT COLLECTION SERVICE		
Initial rental valuation, market appraisal and professional advice	Free of charge	Free of charge
Targeted promotion; including colour brochures	<ul style="list-style-type: none"> • Set up fee £180 • 12% of rent collected per calendar month • Subject to a minimum £48 	<ul style="list-style-type: none"> • Set up fee £150 • 10% of rent collected per calendar month • Subject to a minimum £40
Marketing via leading property websites		
Accompanied viewings		
To Let Board (Optional)		
Careful tenant selection		
Preparation of tenancy agreement and inventory		
Transfer of utilities to new tenants		
Transfer of first month's rent balances		
Monthly rental transfer via autopay system		
End of year statements for tax purposes		
LET ONLY SERVICE		
Targeted promotion; including colour brochures	<ul style="list-style-type: none"> • Set up fee £180 	<ul style="list-style-type: none"> • Set up fee £150
Marketing via leading property websites		

LANDLORD'S LETTING SERVICE	FEES	
	Including VAT	Excluding VAT
Accompanied viewings £15 + VAT (£18) per viewing	<ul style="list-style-type: none"> 90% of first month's rent collected Subject to a minimum £600 	<ul style="list-style-type: none"> 75% of first month's rent collected Subject to a minimum £500
To Let Board (Optional)		
Careful tenant selection		
Preparation of tenancy agreement and inventory		
Transfer of utilities to new tenants		
Transfer of first months rent balances		
Deposit Registering Service (DPS)		
INTRODUCTION ONLY SERVICE	Including VAT	Excluding VAT
Targeted promotion; including colour brochures and local press advertising	£420	£350
Marketing via leading property websites		
To Let Board (Optional)		
Accompanied viewings £15 + VAT (£18) per viewing		
Careful tenant selection		
OTHER SERVICES	Including VAT	Excluding VAT
Rental valuation for legal/professional purposes	£180	£150
Energy Performance Certificate and Floor plan	£132	£110
Gas Safety Inspection Certificate	£120	£100
Gas Safety Inspection Certificate with Service	£150	£125
Electrical Safety Inspection Certificate	£150	£125
References for prospective tenants	£48	£40
Renewal of Tenancy Agreement	£150	£125
Preparation of Tenancy Agreement inc variations of existing T's & C's	£210	£175
Preparation of Inventory of Contents	(please ask for fee as this varies)	
Property Inspection – Report and Photos	£120	£100
Rent Increase	£24	£20
Additional property visits including those for insurance purposes	£36	£30
Copy documents e.g. statements, tenancy agreements, inventories	£60	£50
Serving Notice to Quit to tenant	£120	£100
Deposit Registering Service (DPS) – held in Grisdales DPS account	£30	£25
Deposit Transfer Fee from Grisdales to Landlord's deposit account	£36	£30
Cost of Dispute handling with DPS	£90 + disbursements	£75 + disbursements
Routine repairs & maintenance	14.4% of work completed	12% of work completed
Refurbishments and Improvement Work	18% of work completed	15% of work completed
Rent Guarantee Insurance		£20 per month no VAT



PRICE GUIDELINES FOR LANDLORDS



LANDLORD'S LETTING SERVICE	FEES	
	Including VAT	Excluding VAT
Fee for administering Zero Deposit Guarantee per month	£2.40	£2
Insurance Claim Handling	24% of work completed	20% of work completed
Key holding service – cost per month (except managed properties)	£6.25	£5

Please note: these are Grisdales' Landlord fees but negotiations can be made at the Letting's Manager's discretion