



### **Baker Estates Letting tariff for landlords**

February 2021

Arranging statutory compliance for all rental properties-

- Energy Performance Certificate (EPC) £45 (inc. VAT)
- Gas Safety Certificate- £55(inc. VAT)
- Electrical Installation Condition Report (EICR) £165 (inc. VAT)
- Installing Smoke alarms and Carbon Monoxide £85 (inc. VAT)

**Introduction Only Service** – Three and a half weeks of monthly rent (inc. VAT)

In addition to the charges above Baker Estates Intro only fee includes:

- Advertising the property online via Rightmove, Zoopla, On the Market and in our shop window
- Running the necessary credit checks and references
- Placing tenants deposit in the DPS (Deposit Protection Service)
- Providing all necessary paperwork to tenants which include EPC, GSC, EICR, help to rent guide, prescribed information, guide to custodial scheme and certificate from DPS.

**Full Management- 12% (inc. VAT) of monthly rent**

In addition to the charges above Baker Estates fully managed fee includes:

- Advertising the property online via Rightmove, Zoopla, On the Market and in our shop window
- Running the necessary credit checks and references
- Placing tenants deposit in the DPS (Deposit Protection Service)
- Providing all necessary paperwork to tenants which include EPC, GSC, EICR, help to rent guide, prescribed information, guide to custodial scheme and certificate from DPS
- Full inventory of property prior to tenants moving in
- Quarterly property inspections (where possible due to COVID 19) with report sent via email
- Setting up a designated client account on your behalf with Lloyds Bank
- Paying your rent payments into your account less our commission and any expenses accrued
- Monthly statement emailed and posted to you
- Being available to your tenants for any maintenance issues which includes out of hours
- We always consult with you prior to any work being completed and only when agreed do we proceed.



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**Other fees**

**Management Take-over Fees: £150 (inc. VAT)**

- Costs associated with taking over the management of an ongoing tenancy
- Ensuring all statutory compliance has been undertaken
- Confirming the tenant has received all necessary legal documentation. deposit during a tenancy, this covers the costs associated with legal compliance for said request.

**Deposit Transfer Fee- £75 (inc. VAT)**

- Make any changes or transferring to another scheme or to landlord

**Duplicate statements-£15(inc VAT)**

**Yearly statement- £75(inc.VAT)**

**TENANT FEES**

There are no fees for tenants at Baker Estates Hainault Ltd