

annejames

Experts in property since 1991

Let only service – Find me a tenant

Tenant introduction and fully referenced tenants – this service includes advertising your property, conducting viewings, referencing and credit checks and preparing the tenancy agreement.

Fee's payable by the landlord are 60% of the first month's rent inclusive of vat for a six month

Rent collection & Find me a tenant

Tenant introduction, fully referenced tenants and collecting the monthly rent – this service includes advertising your property, conducting viewings, referencing and credit checks, preparing the tenancy agreement and collecting the rent on a monthly ongoing basis.

Fee's payable by the landlord are £300.00 inclusive of vat and 6.5% inclusive of vat of the calendar monthly rent

Fully managed service – We deal with everything

This service includes advertising your property, conduction viewings, referencing and credit checks, preparing the tenancy agreement, collecting the monthly rent, ongoing property inspections, 24hr maintenance cover, rent guarantee insurance available for purchase, full ongoing management throughout the tenancy.

Fee's payable by the landlord are £300 inclusive of vat and between 10% & 15% inclusive of vat of the calendar monthly rent (dependant on rental value)

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| Energy performance certificate and property floor plan | | £100.00 inclusive of vat |
| Gas safety test inc smoke and Co2 Alarm Checks | | £96.00 inclusive of vat |
| Gas safety / legionella check and Smoke alarm & Co2 checks | | tbc |
| Gas safety /smoke alarm and Co2 checks / gas boiler/fire service | | |
| Inc mini service. | | £126.00 INC VAT |
| Gas safety Co & Smoke Alarms tested plus full service | | £186.00 inclusive of vat |
| Electrical safety test / certificate | | £198.00 inclusive of vat |
| Electrical PAT testing | (Portable appliances with a plug (10 items) | TBC |
| Professional check in inventory | (One & Two bedrooms) (Three bedrooms) (Four & Five bedrooms) | £105.00 inclusive of vat £135 inclusive of vat P.O.A. |
| Professional check out inventory | (One & Two bedrooms) (Three bedrooms) (Four & Five bedrooms) | £90 inclusive of vat £105.00 inclusive of vat P.O.A. |
| Deposit registration in authorised scheme | | £60 inclusive of vat |
| Administration of deposit claim | | £90 inclusive of vat |
| Rent review increase | | £42.00 inclusive of vat |

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Anne James is a trading name for Anne James Lettings Limited
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