



Property Sales & Lettings
Rear of 28 Woodland Terrace, Abercarn.NP11 4SQ
What3words – dreaming.indulges.terms
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Hello,

Thank you for the opportunity to share our way of lettings management with you, hopefully, you'll like what you see.

Our basic way of business is to operate in a way that we would like our property managed if roles were reversed; give a service that we'd like to receive.

To this end, we charge £360.00 from the first month's rent (including VAT) when we find a new tenant – and the usual 12% including VAT (10% +VAT) as a monthly management figure. We will erect a board, advertise a property, conduct accompanied viewings, fully reference and credit check all prospective tenants. This is all accounted for in the fee from the first month's rent. Our inventories are conducted by a third-party specialist company prior to any move in with photographs, again included in the initial fee; they also do the check out and again, still from the initial fee from the first month's rent.

*** Yearly inspections are charged at a cost of £35.00 each and are carried out by the same third-party company that complete the inventories.*

The meter readings are taken and photographed and noted on those inventories; we inform the utility companies, gas, electric and water, of the new tenants moving in with meter readings, dates and names as well as the local council and of course, the agreement!

Guess what – all from that same, first month's fee.

List of things we **don't** charge additional, extra fees for;

Advertising boards;
Applicant credit checks;
Arranging gas safety certificates;
Arranging electrical works and pat testing;
Arranging EPCs;
Deposit protection;
Rent review;
Periodic tenancy agreements;
Duplicate statements;
Yearly statements for your accountant;
Postage or emails.

These regular items are included in our monthly management fee.

If you choose to pay a contractor direct – you can. We don't take money from contractors or take referral fees or add money onto your invoices – what they charge is what you pay.

You can of course use your own, preferred contractor but we would arrange works on your behalf – you pay them or we pay them direct from the rent – you get the invoice – no mark-ups.

Feel free to give me a call and I'd be happy to chat with you.

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