



## **Manolia Homes Fees and Further Information**

### **Let only Fee | 9% inclusive of VAT**

This service includes marketing the property, carrying out accompanied viewings, arranging the inventory to be carried out, carrying relevant checks on the potential tenant including credit checks and referencing and finalising the tenancy agreement.

### **Let & Rent collect | 10% inclusive of VAT**

Same as above with the added benefit of collecting rents and sending statements to the landlord each month.

### **Let & Management Service | 14% inclusive of VAT**

Full management includes all of the above as well as getting quotes for repairs and arranging repairs within the property, carrying 2 routine visits per annum and notify the landlord of the outcome, and hold the keys throughout the tenancy term.

### **Short Lets & Management Services | 18% inclusive of VAT**

### **Management only | 7% inclusive of VAT**

### **Vacant Management\* | £180 inclusive of VAT per calendar month**

\*vacant management service is recommended when your property is vacant for a long period of time. We will pay the utility bills, inspect the property once a week and arrange and oversee necessary works.

### **Deposit Protection | £25 Inclusive of VAT.**

As an additional service we can protect the deposit on behalf of landlords for peace of mind.

### **Check in-Check out/Inventory Fee | from £120 inclusive of VAT**

This is variable depending on the size of the property and if furnished.

Manolia Homes Property Services Ltd will be instructed by the landlord as to what arrangements are to be made for the inventory and check-in. Unless agreed otherwise, the landlord will be responsible for the cost of the inventory and check-in and the tenant will be liable for the cost of the check-out (and any missed appointments). We advise you to make yourself available for the check-in and check-out. The charge may vary depending on the Inventory Clerks independent charges.

### **Court Attendance | £399 inclusive of VAT**

### **Additional Property visit at Landlords request | £144 inclusive of VAT**

### **Copy of Income & Expenditure | £6 inclusive of VAT per statement**

### **Coordination of Works Exceeding £1000.00 | 12% inclusive of VAT**

### **Gas Safety Certificate\* | from £78 inclusive VAT**

### **Energy Performance Certificate\* | from £90 inclusive of VAT**

### **Electrical Safety Certificate\* | from £144 inclusive of VAT**

### **Portable Appliance Test (PAT)\* | from £72 inclusive of VAT**

\*Additional referral fee of £24 inclusive of VAT will be applied for Let Only and Let & Rent Collect properties



## The Benefits of Property Management

---

### What is property management and how can it benefit you as a landlord?

Full property management is certainly worth considering if you want things as hassle free as possible. Increasingly we are finding that tenants are only considering properties to rent that are managed by an agency. This is a growing trend and we can understand why - tenants want the reassurance if something goes wrong, that it will be dealt with promptly.

Our dedicated team will work hard to get to know your property inside out. They are always available to assist with pre-tenancy preparation, day to day management, and ongoing safety checks to ensure your property is compliant with the required statutory regulations, we are also experienced at resolving more complex issues, such as deposit repayment disputes. We know the quality and reliability of contractors and craftsmen needed for the maintenance of your investment and ensure. Equally, we can plan future improvements and returns with you.

We understand that communication is essential when it comes to your investments and we will take a proactive approach in protecting and maintaining it, with regular inspections, written reports and updates both via email and over the phone. With years of experience behind us along with professional property management qualifications we are able to advice and deal with the legal and technical aspects of tenancies such as serving of notices.

---

### Benefits & Services offered

- Tenant screening & referencing
  - Property inspections & landlord updates
  - Liaising with utility companies and payment of final bills
  - Registering of tenants deposits with the Deposit Protection Scheme
  - Arranging and overseeing maintenance works
  - Tighter rent collection process
  - Notices and evictions
  - Handling check out process & negotiating return of deposit
  - Dealing with deposit disputes and any arising arbitration
  - 24 hour help for tenants and emergency issues
  - Ensure landlords comply with laws and current legislations
  - Lower maintenance and repair costs
  - Assistance with tax
  - Key holding
-