



Offering a new suite of services directly to landlords that manage their properties themselves.

Pick & Mix Services	Cost (£) Plus VAT
<p>TENANT CHECKS</p> <p>Right to rent checks (per application)</p> <p>Tenant and/or Guarantee Referencing (per application)</p>	From £50.00
<p>DEPOSIT REGISTRATION TDS</p> <p>Register Landlord and Tenant details and protect the security deposit with a Government-authorized Scheme</p> <p>Provide the Tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy</p>	From £100
<p>RENT COLLECTIONS</p> <p>Collect and remit monthly rent received</p>	From £
<p>PROPERTY INSPECTIONS</p> <p>First inspection within 6 months and thereafter 6 monthly</p> <p>Additional agreed inspections</p>	From £100
<p>ADDITIONAL PROPERTY VISITS</p> <p>To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance</p>	From £100
<p>INVENTORIES</p> <p>Dependent on the number of bedrooms and/or size of the property and outbuildings</p>	From £100

<p>GENERAL LETTINGS ADVICE, HEALTH CHECK AND COMPLIANCE</p> <p>Detailed information towards letting your property</p>	From £150
<p>GAS SAFETY</p> <p>By law landlords must carry out an annual gas safety check and provide tenants with a copy of the record of that check.</p>	From £72
<p>ECIR ELECTRICAL INSTALLATION CONDITION REPORT</p> <p>A report carried out to assess the safety of the existing electrical installation within a property and is used to describe its condition.</p>	From £ 150
<p>MARKETING</p> <p>Property photos</p> <p>Property video</p>	From £ 150
<p>EPC Energy Performance Certificate</p> <p>Ever since the 1st of October 2008 any landlord that markets an investment property for letting needs an Energy Performance Certificate known as an EPC</p>	From £60.00
<p>ACCESS TO WEB PORTALS ETC</p> <p>Providing you with up-to-date legislation and advise</p>	From £ 250
<p>ORGANISATION AND MANAGEMENT OF MAINTENANCE WORKS</p> <p>Instruct contractors; obtain quotes</p> <p>organise repairs/replacement/ cost of any broken or missing items</p>	From £ 10% PM FEE
<p>RENT REVIEW FEE</p> <p>Review rent in accordance with current prevailing market condition and advise the Landlord</p> <p>Negotiate with Tenant</p> <p>Direct Tenant to make payment change as appropriate</p> <p>Upgrade the tenancy agreement</p> <p>Serve Section 13 Notice if tenancy is on a rolling monthly basis</p>	From £
<p>RENEWAL FEE</p> <p>Contract negotiation, amending and updating terms and arranging a further tenancy and agreement</p> <p>Excludes amending Inventory and Deposit</p>	From £

<p>CHECKOUT FEE</p> <p>Agree with Tenant check out date and time appointment</p> <p>Negotiate with Landlord and Tenant any disbursements of the security deposit</p> <p>Instruct contractors; obtain quotes; organise repairs/replacement/ cost of any broken or missing items</p> <p>Return deposit as agreed with Landlord and Tenant to relevant parties</p> <p>Liaise with TDS regarding any disputes</p> <p>Formally end tenancy with TDS</p>	<p>From £ 350.00</p>
<p>FINAL INSPECTION AND NEGOTIATIONS</p> <p>Pre-Final Inspection offering the tenant a insight on what needs to be done before leaving.</p> <p>Final Inspection checking the inventory etc.</p>	<p>From £ 250</p>

Don't be shy

Any service you need tailored to your property that's not on the list please let us know.

If you would like more information and advice, please call Robert on 01473 214343.

Additionally, you can contact our Letting management team by

email: info@pennington-online.co.uk