

# Our Services & Landlords Fees



Ensum Brown

Service	Tenant Find Only	Professional Management	Premium Management
Rental valuation & property appraisal	✓	✓	✓
High-quality marketing	✓	✓	✓
Accompanied viewings	✓	✓	✓
Comprehensive referencing checks	✓	✓	✓
Preparation & signing of tenancy agreement	✓	✓	✓
Collection of first month's rent & deposit	✓	✓	✓
Retention of tenancy deposit	✓	✓	✓
Transfer of utility & council tax accounts	✓	✓	✓
Arranging relevant safety certificates (if required)	✓	✓	✓
Handling of tenant's queries/issues raised		✓	✓
Regular inspections & reporting		✓	✓
Preparation of legal notices at end of tenancy		✓	✓
Monthly collection of rent		✓	✓
Chasing of late rent or rent recovery (if necessary)		✓	✓
Arranging & overseeing all routine & emergency maintenance & repairs		✓	✓
Rent guarantee & legal cover included (subject to references)			✓
New Tenancy Set-Up Fee		£300.00 inc VAT (deducted from the first months rent)	£300.00 inc VAT (deducted from the first months rent)
<b>Cost</b>	84% (inc VAT) of one months rent. (Minimum fee £600.00 inc VAT)	14.4% (inc VAT) of the monthly rental amount	16.8% (inc VAT) of the monthly rental amount



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## Inventories & Check Out

We highly recommend having an inventory of the property as this could play a crucial part as evidence, should you, the Landlord, need to rely on it. We work with an independent Inventory Clerk to avoid any element of the Agent being biased. The inventory report is detailed and is backed up with photographic evidence. This allows us, and you, to properly monitor your property and ensure it is handed back with any fair deductions made.

The charges for the Inventory services are as follows:

### Unfurnished:

	Studio	1 Bedroom	2-3 Bedrooms	4+ Bedrooms
Inventory & Check In	£108.00	£120.00	£132.00	£144.00
Check-Out	£108.00	£120.00	£132.00	£144.00

### Furnished:

	Studio	1 Bedroom	2-3 Bedrooms	4+ Bedrooms
Inventory & Check In	£126.00	£138.00	£150.00	£162.00
Check-Out	£126.00	£138.00	£150.00	£162.00

Please note – all fees displayed are inclusive of VAT.