

FEES TO LANDLORDS

As with all agents there are fees that will apply when renting a property through AJM Estates.

TENANCY MANAGEMENT

Fee – (8% plus VAT) of all rent due from the tenants for the original term of tenancy and any extension thereof plus VAT to be taken annually in advance.

SERVICES INCLUDED

Tenant Find

Security Deposit Management – Inc collection and dispersal

Rent collection – Inc rent due reminders

Tenancy Renewals – Inc rent increase negotiations

Rent Guarantee & Legal Cost Protection (in addition to the tenancy management fee)

Arranging Maintenance (the costs for any repairs will be deducted from the rent collection)

Periodic Inspections of the property with written reports

RENT COLLECT ONLY

Fee – (5% plus VAT) of the rent due for the term of the initial tenancy agreement - Inc rent due reminders

TENANT FIND ONLY

Fee – (One off fee equal to 50% of one month's rent plus VAT, subject to a minimum fee of £250 plus VAT)

ADDITIONAL COSTS

INDEPENDENT INVENTORY & SCHEDULE OF CONDITION

This is compulsory through AJM Estates Limited.

(Quotes are available upon request)

DEPOSIT PROTECTION SCHEME

Where we hold the deposit it will be registered with the Deposit Protection Scheme.

Tenancy Management

Our charge is £36.00 inclusive of VAT and this is due and payable at the start of the tenancy.

Tenant Find Only

Our charge for the DPS service is £60.00 inclusive of VAT per annum in advance. In addition to this, a charge of £120.00 inclusive of VAT for administering the deposit dispersal is due and payable to us when the tenants vacate the property.

ARRANGING OF OTHER SERVICES

Gas Safety Record

You agree to pay £90.00 inclusive VAT for each order placed.

Fixed Wiring and Portable Appliance Inspection Tests

You agree to pay £150.00 inclusive VAT for each order placed.

Energy Performance Certificate

You agree to pay £120.00 inclusive VAT for each order placed.

Legionella Testing

You agree to pay £150.00 inclusive VAT for each order placed.

WHEN A TENANCY IS RENEWED

There is an administration charge of 90.00 inclusive of VAT. This is your share of the cost of considering the application to renew and for preparing a new tenancy agreement or renewal documents.