

**LANDLORDS FEES – EFFECTIVE FROM 1<sup>ST</sup> JANUARY 2019**

**INTRODUCTION ONLY SERVICE**

<b>Set Up Fee</b>	<b>SET UP FEE £350</b>
The setup fee includes initial visit, marketing and advertising the property, erecting a 'To Let' board in accordance with Town and Country Planning Act 1990. Carrying out viewings. Finding a suitable tenant based on Landlords guidelines. Drawing up tenancy agreement. Advising Landlord on obligations and advising on Health & Safety. Digital Check-In report completed and forwarded to all parties via email. Advice on transfer of utilities. Annual return to HMRC. Smoke Alarms (Fitted & Tested) £20 Each. Carbon Monoxide Detector £25 (Supplied to property)	
<b>Deposit Registration Fee</b>	<b>£FREE</b>
All tenants' deposits MUST be secured in a government authorised Scheme. The fee includes providing tenants with Prescribed Information within 30 days of the start of the tenancy. Allied Management Ltd use The Deposit Protection Service.	
<b>Inventory Fee</b>	<b>£60-£120 Depending on Size of Property</b>
Inventory documents are very important and provide an impartial record of the condition of a property and any items included in the tenancy agreement. It forms a legal binding contract. The cost can vary due to the size of the property. Allied Management DO PROVIDE a digital check-in report free of charge. An inventory is an optional extra.	
<b>Gas Safety Certificate</b>	<b>£70.00</b>
Allied Management will appoint a Gas Safe Engineer to carry out the annual certificate, arrange access with the tenant. The Gas Safety Regulations 1998 state that all let and managed properties must be tested annually.	
<b>Energy Performance Certificate</b>	<b>£65.00</b>
All Properties listed To-Let or For Sale must have a valid EPC. Landlords are required to provide one prior to marketing commencing and Allied Management take no responsibility for non-compliance. We can provide an EPC when required prior to marketing. EPC rating must be E or above.	

- Allied Management Limited are member of [The Property Redress Scheme](#).
- Allied Management Limited are [ARLA PROPERTYMARK](#) members.
- Allied Management Limited have [Client Money Protection Insurance](#).
- Allied Management Limited are members of the [Deposit Protection Service](#).

Please speak to a member of staff if you require any further information.

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