

Jacobs | Steel est. 1984

living property

Landlord Fees & Services

	Tenant Find 10% + VAT of the first 6 months' rent (minimum fee £500 +VAT)	Rent Collection 8% + VAT (£195 + VAT set-up fee)	Fully Managed 10% + VAT (£195 + VAT set-up fee)
Free rental valuation & advice	☑	☑	☑
Accompanied viewings	☑	☑	☑
Online advertising (Rightmove/On The Market/JS Website)	☑	☑	☑
Tenant Referencing	☑	☑	☑
Right to rent checks	☑	☑	☑
Tenancy Agreement	☑	☑	☑
Deposit Protection Facility	+	+	+
Energy Performance Certificate (EPC)	+	+	+
Gas Safety Certificate	+	+	+
Inventory	+	+	+
Rent & legal protection cover	+	+	+
'My JS' online portal (24/7 access)		☑	☑
Monthly landlord statements		☑	☑
Renewals/Rent reviews	+	+	+
Annual income & expenditure reports (on request)		☑	☑
Rent arrears & recovery		☑	☑
Serve all legal notices		☑	☑
Tenant checkout service & report		☑	☑
Deposit reconciliation		☑	☑
Property inspections & report			☑
Arranging wear & tear/damage remedial work			☑

☑ Included + Available at an additional cost (see below)

Additional Costs

Inventory

No. of bedrooms	Unfurnished	Fully/Part Furnished
Studio	£70 +VAT	Quotation available upon request
1 bed	£80 +VAT	
2 bed	£110 +VAT	
3 bed	£130 +VAT	
4 bed	£160 +VAT	
5 bed	£180 +VAT	

Rent & Legal Protection

We can arrange rent & legal protection for a fixed sum of £200 +VAT

Rent & Legal Protection

Item	Cost
Renewal Fee	£100 +VAT
TDS Deposit Dispute Management Time (if applicable)	£75 +VAT
EPC	£100 +VAT
Gas Safety Certificate	£95 +VAT
Deposit Protection Facility	£35 +VAT