

Jacobs | Steel

est. 1984

living property

Landlord Fees & Services

| | Tenant Find 10% + VAT (12% incl. VAT) of the first 6 months' rent (minimum fee £600 incl. VAT) | Rent Collection 8% + VAT (9.6% incl. VAT) (£300 incl. VAT set-up fee) | Full Management 10% + VAT (12% incl. VAT) (£300 incl. VAT set-up fee) |
|--|--|--|--|
| Free rental valuation & advice | ☑ | ☑ | ☑ |
| Accompanied viewings | ☑ | ☑ | ☑ |
| Online advertising (Rightmove/On The Market/JS Website) | ☑ | ☑ | ☑ |
| Tenant Referencing (per tenant) | £72 incl. VAT | ☑ | ☑ |
| 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 | | ☑ | ☑ |
| Rent reviews | | ☑ | ☑ |
| Renewals | + | + | + |
| 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 | £96 incl. VAT | |
| 1 bed | £114 incl. VAT | Quotation available upon request |
| 2 bed | £144 incl. VAT | |
| 3 bed | £156 incl. VAT | |
| 4 bed | £192 incl. VAT | |
| 5 bed | £216 incl. VAT | |

Rent & Legal Protection

We can arrange rent & legal protection for a fixed sum of £300 incl. VAT

Other Additional Expenses

| Item | Cost |
|--|----------------------------|
| Renewal Fee | £120 incl. VAT |
| EPC | £120 incl. VAT |
| Gas Safety Certificate & Service (max. 2 appliances) | £124 incl. VAT |
| Gas Safety Certificate | £96 incl. VAT |
| Deposit Protection Facility | £42 incl. VAT |
| Electrical Installation Condition Report (EICR) | Quote available on request |