

# Jacobs | Steel

## Landlord Fees & Services

	<b>Tenant Find</b> 10% + VAT (12% incl. VAT) of the first 6 months' rent (minimum fee £600 incl. VAT)	<b>Rent Collection</b> 8% + VAT  (9.6% incl. VAT) (£300 incl. VAT set-up fee)	<b>Full Management</b> 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 £330 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



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