

## Landlord Services & Fees

Please find below a summary of our fees for our main services. Certain other fees may apply and are detailed in our Terms and Conditions.

### Lettings Fee:

4% plus vat which we will always take directly from the rent monthly.

### Property Management and rental collection:

For managing a property end to end we charge 5% of the annual rent due which we will always take directly from the rent monthly.

### Preparing the contracts:

To prepare documents for a new tenancy we charge £400.

To prepare documents to extend an existing tenancy we charge £200.

### Project Management:

Project managing works which can increase rental yield and capital growth in order to release equity. 10% of the total expenditure incurred in relation to the refurbishment.

## Pre-Tenancy Requirements – No mark ups will be added by BTLP

### Gas: Carry out a Gas Safety Certificate. Price depends on how many appliances you have

Under the Gas Safety (Installation & Use) Regulations 1998 - i) All gas (including propane gas fuelled) appliances, pipe work and flues must be inspected annually if installed in rented properties and safety record obtained. ii) Records must be kept of all safety inspections and be provided to tenants. iii) Only qualified firms or individuals (Gas Safe registered) may inspect, install or maintain gas appliances and pipe works.

### Electric Certificate(EICR): Price depends on how many bedrooms you have.

Under the Electrical Equipment (Safety) Regulations 1994 - i) New electrical equipment must carry a CE marking, affixed by the manufacturer. ii) Landlords of residential property have a responsibility to ensure that any electrical equipment supplied is safe and does not cause danger.

### Furniture removal: Price depends on volume of furniture being removed.

Under the Furniture & Furnishings (Fire) (Safety) Amendment Regulations 1993 - i) The regulations apply to all upholstery and upholstered furnishings, loose covers, loose fittings, pillows and any re-upholstered furniture dated post 1950.; ii) Upholstered furniture which is claimed to date prior to 1950 must be verified by a professional valuer and receipts given to confirm that the furniture precedes this date and has not been re-upholstered; iii) Any furniture covered by Regulations that is found to be non-compliant MUST be removed prior to the marketing of your Property.

### Inventory/Check In/Check out: Price depends on square footage of property.

### Professional Clean: Price depends on square footage of property.

If the property is not professionally cleaned at the end of the last tenancy, we would recommend it is professionally cleaned at the start of the next tenancy as the tenants must leave the property how they found it as per the contract.

### Energy Performance Certificate: Price depends on how many bedrooms you have.

As of the 1st October 2008, prospective tenants of residential properties must be provided with an Energy Performance Certificate free of charge and at the earliest opportunity, prior to entering into any contract to rent out the property. EPCs must be provided by accredited energy inspectors and last for 10 years.