



FEES TO: LANDLORDS

www.alberityson.co.uk
LEVEL OF SERVICE OFFERED: Fully Managed

IS AN ARLA LICENSED MEMBER
WWW.ARLA.CO.UK

CLIENT MONEY PROTECTION (CMP) PROVIDED BY: ARLA & TENANCY DEPOSIT SCHEME (TDS)



INDEPENDENT REDRESS PROVIDED BY: TPOs



WHY CHOOSE ALBERY TYSON
Albery Tyson have been managing properties in the Market Harborough and surrounding areas for nearly 20 years.

Albery Tyson are members of ARLA. Membership of ARLA is achieved only if the agents can demonstrate that they have a thorough knowledge of the profession and that they conduct their business according to current best management practice.

We offer professional advice for investors and free valuation of potential properties.

We advertise all our properties on Rightmove and OnTheMarket, on our website and in the local papers on a weekly basis.



WWW.ARLA.CO.UK/FIND-AGENT

Fully Managed Service: service charge is dependent on the rental value of your property. The greater the value, the lower the percentage charge is.

INCLUDES:

1. Market appraisal.
2. Comprehensive marketing, advertising and property viewings.
3. Tenant referencing (right to rent, credit checks, employment references etc.)
4. Tenant deposit administration (Tenancy Deposit Scheme.)
5. Produce an inventory for property using date sensitive photographs.
6. Notify utility companies and the council at the beginning and end of each tenancy.
7. Arrange routine repairs and maintenance.
8. Project manage repairs and maintenance.
9. Payment of property related outgoings.
10. Check out of property at end of tenancy.
11. Expert property advice.
12. Produce monthly landlord statements. Payment of rent due to landlord direct into landlords bank accounts.
13. Section 21 / Form 6A (necessary if landlord needs possession of property.)

14. Undertake inspection visits at regular intervals and notify the landlords of outcome.
15. Securely hold keys for property throughout the tenancy term.
16. Submission of non-resident landlord receipts to HMRC.
17. Regular rent reviews.
18. Email or post monthly statements.
19. Provide landlords with annual statement for accounting period when requested.
20. Keep up to date with the latest legislation within the rental sector making sure there is no

ADDITIONAL NON-OPTIONAL FEES AND CHARGES.

Setup fee: (Payable at the start of the first tenancy) £180.00 excluding VAT, £216.00 including VAT. For each subsequent tenancy £120.00 excluding VAT, £144.00 including VAT. This will be deducted from the first rent payment and is tax deductible. EPC and Gas safety are chargeable to the landlord. EPC=£72.00 including VAT, Gas safety dependent on number of appliances. There are no other charges to landlords. **IF YOU HAVE ANY QUESTIONS, PLEASE ASK A MEMBER OF STAFF.**