

# Town and Country Oswestry Letting Fees

## **FULL MANAGEMENT FEE:**

For the FULL MANAGEMENT SERVICE there is an initial set up fee of £350 plus VAT

The ongoing fee is 10% of each month's rent plus VAT for the contracted months.

Rent Protection Guarantee – Price dependent on value of Let.

Inspections at the property with written/Emailed report, Vacating Inventory once tenant has left the property and Sending required notices to vacate the property - Included.

Documentation for claims against the tenant and statutory declarations To be signed by a solicitor/Commissioner - £75 plus VAT

To attend a court summons for a possession order - £200 plus VAT

\*\*\*Should the tenant vacate, and we find new tenants, then the full fee will be payable again on both the Straight Let and Full Management services. \*\*\*

**NOTICE PERIOD REQUIRED:** We require one month's written notice to withdraw the property from our management and you will receive all documentation in regard to the property. The withdrawal fee is £150 plus VAT.

## **\*STRAIGHT LET FEE:**

Our fee for STRAIGHT LET SERVICE will be 1 month's rent plus VAT for the initial 6 month contract.

\*\*\*Subject to a minimum fee of £350 plus VAT\*\*\*

After the six month tenancy has expired, we can arrange for a new periodic agreement to be set up and the renewal fee will be charged as below. We can also complete inspections and inventories on the property that will be charged as below:

The Renewal Fee for a 6 month contract will be ¼ of 1 month's rent plus VAT.

The Renewal Fee for a 12 month contract will be ½ of 1 month's rent plus VAT.

Inspections at the property with written/Emailed report - £20 plus VAT

Vacating Inventory once tenant has left the property - £60 plus VAT.

Tenant Referencing - £75+VAT

Fee for Deposit Dispute - £100+VAT

Rent Notices – Late Payment/Rent Increase - £25+VAT.

Rent Protection Guarantee – Price dependant on value of Let.

Documentation for claims against the tenant and statutory declarations To be signed by a solicitor/Commissioner - £75 plus VAT

To attend a court summons for a possession order - £200 plus VAT

Sending required notices to vacate the property - £75 plus VAT.

## **NOTICE PERIOD REQUIRED:**

We require one month's written notice to withdraw the property from our management and you will receive all documentation in regard to the property. The withdrawal fee is £150 plus VAT.