



Paul Kingham

RESIDENTIAL LETTINGS

A business built by recommendation

Paul Kingham Lettings – LANDLORD SERVICES & FEES

- **BRONZE - 6% plus vat (7.20% including Vat of first year's rent):** We are employed to market the property, source tenants, set up the tenancy and associated paperwork including the right to rent checks, collect all the initial monies and register the deposit. Thereafter, landlords deal directly with their tenants concerning all rent collection, management and maintenance issues.

(As we do not collect the rent under this service level, fees are payable in advance)

- **SILVER - 8% plus vat (9.60% including Vat of monthly rent):** We are employed to market the property, source tenants, set up the tenancy and associated paperwork including the right to rent checks, collect all the initial monies and register the deposit. Thereafter we collect the rent, but the landlord will deal with any management or maintenance issues during the tenancy.

- **GOLD - 10% plus vat (12.00% including Vat of monthly rent):** This is our managed service level. We source tenants, set up the tenancy and associated paperwork including the right to rent checks, prepare the property for move in day (if requested to do so), collect the initial monies and ongoing rent, register the deposit, deal with all management and maintenance issues during the tenancy and visit the property usually four times per annum reporting back to our landlord clients afterwards by email. We are usually the only point of contact for the tenant under this service level but sometimes landlords will request that their tenants call them directly for certain maintenance issues. We would deal with any disputes at the end of the tenancy between landlord and tenant concerning the return of the deposit and damages etc.

A tenancy set up fee of £288 including Vat is payable for each new tenancy arranged. Inventory fees apply – please ask for details.