

# Landlords

## Schedule of Fees

**Bradshaws**  
Residential Sales & Lettings Since 1929

### Option 1

#### Let Service Only

(Where landlord only wishes  
Bradshaws to find a suitable tenant)

#### Includes:

- Market Appraisal
- Advertising on Websites
- Erecting "To Let" Board
- Accompanied Viewings
- Tenant Referencing & Credit Checks
- Drafting and signing Assured Short-hold Tenancy Agreement
- Arranging Safety Inspections (if required)
- Setting up Standing Order
- Collection & Logging Of Deposit with DPS
- Notifying the Utility Companies and Council
- Checking In of Tenant

#### Fees:

One month's rent (Minimum fee of  
£1,000) + VAT

### Option 2

#### Full Property Management Service

#### As with Option 1 plus:

- Monthly Collection Of Rent
- Monthly Landlord Statements
- Managing Property Maintenance
- Managing Tenant Enquiries
- Regular Property Inspection
- Checking Out Of Tenant

14% of each month's rent received + VAT

### Option 3

#### Rent Collection

#### As with Option 1 plus:

- Monthly Collection Of Rent
- Monthly Landlord Statements

8% of each month's rent received + VAT

### Additional Fees & Services

(Applying to Full Managed, Letting and  
Rent Collection services)

- Tenancy Set-up fee plus new tenancies
- Renewal of existing tenancy plus rent negotiation
- Fee for early termination of contract
- Redirection of mail overseas
- Key cutting / extra keys
- Care-taking of property during void periods
- Serving of notice to Let Only properties
- End of tenancy management for Let Only properties

- 50% of first month's rent (minimum fee of £650) + VAT
- £175 + VAT
- 50% of one month's rent + VAT
- Cost of postage + £7.50 administration fee
- £20 per key
- 50% of usual monthly fee + VAT
- £150 + VAT
- £300 + VAT (additional fees may apply)