



**RESIDENTIAL LETTINGS
LANDLORD'S FEE STRUCTURE
We Offer Three Levels of Management**

1. LET ONLY

75% of the first month's rent + VAT

- Marketing
- Accompanied Viewings
- Reference Checks (Homelet/UKTenantdata)
- Deposit Registration (TDS)
- ARLA Assured Shorthold Tenancy Agreement

2. RENT COLLECTION

50% of the first month's rent, then 5% of the monthly rent from Month 2 + VAT

- Marketing
- Accompanied Viewings
- Reference Checks (Homelet/UKTenantdata)
- Deposit Registration (TDS)
- ARLA Assured Shorthold Tenancy Agreement
- Rent Collection
- Chasing Arrears

3. FULLY MANAGED

50% of the first month's rent, then 10% of the monthly rent from Month 2 + VAT

- Marketing
- Accompanied Viewings
- Reference Checks (Homelet/UKTenantdata)
- Deposit Registration (TDS)
- ARLA Assured Shorthold Tenancy Agreement
- Rent Collection
- Chasing Arrears
- Legislative Issues i.e. gas safety, alarms, electrical checks, etc.
- Repairs and Maintenance – John Earle & Son to hold a float of £250 to cover minor repairs. We will seek Landlord's authority for major repairs over this figure.
- Tenant Liaison
- Periodic Inspections
- Rent Reviews

Inventories can be arranged at an additional cost

*approximate cost of an unfurnished 3 bedroom, 1 reception, 1 bathroom, garden and garage is £80.00

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