



MJM Estates

LANDLORDS FEES SCHEDULE

NEW ASSURED SHORTHOLD TENANCIES
(ASTs) SIGNED ON OR AFTER 1 JUNE 2019

	LETTING FEE – 75% of 1 st MONTHS RENT		
	FULL MANAGEMENT – 10% of Rent	RENT COLLECTION – 6% of Rent	LET ONLY --100% of Rent
Comprehensive marketing & accompanied viewings	✓	✓	✓
Source prospective tenant and negotiate on your behalf	✓	✓	✓
Organisation of legally required safety certificates	✓	✓	✓
Arrange EPC as required	✓	✓	✓
Complete full professional referencing to include Right to Rent	✓	✓	✓
Complete inventory	✓	✓	✓
Drawing up of tenancy agreement and all relevant notices	✓	✓	✓
Collection of 1 st months rent and deposit	✓	✓	✓
Arranging deposit protection via DPS	✓	✓	✓
Collection of monthly rent	✓	✓	
Issuing of monthly statements	✓	✓	
Issuing as required legal notices	✓	✓	
Utility and council tax management	✓		
Regular property visits	✓		
Maintenance management	✓		
Maintenance invoice management	✓		

Please ask a member of staff if you have any questions about our fees

CLIENT MONEY PROTECTION
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INDEPENDENT REDRESS SCHEME
The Property Ombudsman





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ADDITIONAL FEE AND CHARGES

PRE TENANCY FEE (ALL LEVELS)

Arranging and facilitating statutory compliance if not provided on the instruction or undertaken by the landlord.

- Energy Performance Certificate (EPC) £80
- Gas Safety Certificate £90
- Electrical Installation Condition Report (EICR) from £150
- Portable Appliance Testing (PAT) Please ask staff member for current costs as depends on the number of appliances tested.

START OF TENANCY FEES

Inventory Fee: Please ask staff member for current costs as depends on the size of the property and the number of bedrooms.

DURING TENANCY FEES

Additional Property Visits: £30 per visit. Should the landlord request property visits in addition to those within their existing Terms of Business, this cover the costs of attending the property.

Renewal Fees: £100 per tenancy. To include the reviewing of the rent in accordance with current prevailing market conditions and advise the landlord, contract negotiation with the tenant, direct tenant to make payment change as appropriate. Arranging for the signing of a further tenancy agreement and ensure deposit requirements address in accordance with current legislation.

END OF TENANCY FEES

Check-out Fee: Please ask staff member for current costs as depends on the size of the property and the number of bedrooms.

OTHER FEES AND CHARGES

Vacant Property Management Fee: £30 per visit. To cover the costs associated with visiting the property to undertake visual checks on the inside and outside at a frequency mutually agreed with the landlord.

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