



LEVEL OF
SERVICE
OFFERED
2019

**FEES TO:
LANDLORDS**

ABOUT US

Sawyers Estate Agents in Stroud are a Multi-Award winning Estate & Lettings Agency located within the heart of Stroud; covering Stroud, Nailsworth, Stonehouse, the South-East side of Gloucester and the surrounding area.

Established in 1996 – As a fearlessly independent local family Estate Agency, we are committed to offering a pro-active, effective and friendly service to all our clients providing a bespoke and personal service with 21st Century digital marketing. Our team of experienced property professionals are always happy to help. We hope you find exactly what you are looking for, however please feel free to contact us with any other enquiries you have.

LEVEL OF SERVICE OFFERED

TENANT FIND: 72% OF RENT (inc. VAT)

(Example for a £600 monthly rent property with 6 months AST only)
 $£600 \times 72\% = £432$ inc VAT

INCLUDES:

Marketing including internet exposure	✓
To let board" and escorting viewing	✓
Compiling tenancy agreement and guarantor agreement (if applicable)	✓
Collect and remit initial months' rent received	✓
Agree collection of any shortfall and payment method	✓
Provide tenant method of payment	✓
Deduct any pre-tenancy invoices	✓
Make any HREC deductions	✓
Deposit dispute	x
Check in and checkout tenants	x
Property inspections	x
Pursue non-payment of and provide advice on rent arrears actions	x
Arranging Gas and Electric report, and energy performance certificates	x
Advise utility companies of changeover details where possible	x
Inventory and conditions report for a 1 bedroom	£100
Inventory and conditions report for a 2 bedroom	£160
Inventory and conditions report for a 3 bedroom	£220
Inventory and conditions report for a 4 bedroom	£280
Further fix term	£90
Section 21 notice	£48
All prices inclusive of VAT	

There is an additional fee of £50 per applicant should you wish to get your tenants referenced.

(Example of referencing 1 tenant and 1 guarantor)
 $£50 \times 2 = £100$ inc. VAT

There is an additional fee of £24 should you wish us to register the deposit with TDS.

LEVEL OF SERVICE OFFERED

RENT COLLECTION: 13.2% OF RENT (inc. VAT)

(Example for a £600 monthly rent property)
 $£600 \times 13.2\% = £79.2$ per month inc VAT

INCLUDES:

Marketing including internet exposure	✓
To let board" and escorting viewing	✓
Compiling tenancy agreement and guarantor agreement (if applicable)	✓
Collect and remit initial months' rent received	✓
Agree collection of any shortfall and payment method	✓
Provide tenant method of payment	✓
Deduct any pre-tenancy invoices	✓
Make any HRMC deductions	✓
Deposit dispute	x
Check in and checkout tenants	x
Property inspections	x
Pursue non-payment of and provide advice on rent arrears actions	✓
Arranging Gas and Electric report, and energy performance certificates	x
Advise utility companies of changeover details where possible	x
Inventory and conditions report for a 1 bedroom	£100
Inventory and conditions report for a 2 bedroom	£160
Inventory and conditions report for a 3 bedroom	£220
Inventory and conditions report for a 4 bedroom	£280
Further fix term	£90
Section 21 notice	£48
All prices inclusive of VAT	

There is an additional fee of £50 per applicant should you wish to get your tenants referenced.

(Example of referencing 1 tenant and 1 guarantor)
 $£50 \times 2 = £100$ inc. VAT

There is an additional fee of £24 should you wish us to register the deposit with TDS.

LEVEL OF SERVICE OFFERED

FULLY MANAGED: 15% OF RENT (inc. VAT)

(Example for a £600 monthly rent property)
 $£600 \times 15\% = £90$ per month inc. VAT

INCLUDES:

Marketing including internet exposure	✓
To let board" and escorting viewing	✓
Compiling tenancy agreement and guarantor agreement (if applicable)	✓
Collect and remit initial months' rent received	✓
Agree collection of any shortfall and payment method	✓
Provide tenant method of payment	✓
Deduct any pre-tenancy invoices	✓
Make any HRMC deductions	✓
Deposit dispute	✓
Check in and checkout tenants	✓
Property inspections	✓
Pursue non-payment of and provide advice on rent arrears actions	✓
Arranging Gas and Electric report, and Energy Performance certificates	✓
Advise utility companies of changeover details where possible	✓
Inventory and conditions report	✓
Further fix term	✓
Section 21 notice	✓

There is an additional fee of £50 per applicant should you wish to get your tenants referenced.

(Example of referencing 1 tenant and 1 guarantor)
 $£50 \times 2 = £100$ inc. VAT

There is an additional fee of £24 should you wish us to register the deposit with TDS.

There's a fee of £240 for early termination of Agents Instructions within 6 months of a tenancy commencing.

6 reasons to let us manage your rental property.



1. No set up fee

We do not charge a set up fee or inventory fee in the first month.



2. No mark up

We do not mark up on contractors bills. Whatever they charge you for the service is how much you pay.



3. No additional fees

No further additional add on costs. All we charge is one fixed monthly fee and this covers all the costs of managing your property.



4. Finding the right tenant

Our staff do not receive commission. This allows us to find the right tenant for your property.



5. Problems Investigated

All reported property problems are personally investigated before instructing a contractor, saving you unnecessary costs.



6. Deposits 100% Secure

We are Registered Safe Agents. This means the deposit is 100% protected and secure.

VAT No 576 37 48 95 Sawyers Estate Agents Ltd Co No. 04847005. Registered Address: 17 George Street, Stroud, Glos, GL5 3DP

