

Landlord

Fully Managed

Letting fee £399 + 15% commission

All Let Only, Rent Collection and Managed benefits, plus:

- ✓ Dedicated property manager
- ✓ Dealing with day-to-day issues, as required
- ✓ Arranging maintenance and repairs, including 24-hour reporting for your tenants
- ✓ Legislation updates from our expert team
- ✓ Access to the Johnsons Investor Club (please enquire)

Managed

Letting fee £399 + 8% commission

All Let Only and Rent Collection benefits, plus:

- ✓ Interim property inspections, followed by an emailed report
- ✓ Access to the Johnsons Investor Club (please enquire)

Rent Collection

Letting fee £399 + 7% commission

All Let Only benefits, plus:

- ✓ Collection of rent from your tenant(s)
- ✓ Rent arrears chasing
- ✓ Payment of rent to your nominated bank account
- ✓ Monthly income and expenditure statements
- ✓ Rent review and lease renewal negotiations, as required

Let Only

First month's rent +VAT

- ✓ **Full professional marketing, including high-quality photography**
- ✓ Online advertising, including Rightmove.co.uk & OnTheMarket.com
- ✓ Accompanied viewings with constructive feedback
- ✓ 'To Let' board
- ✓ Full tenant referencing, including Equifax credit checks
- ✓ Right to Rent checks
- ✓ Assured Shorthold Tenancy (AST) Agreement
- ✓ Collection of the first month's rent and deposit
- ✓ Registration and protection of the tenancy deposit, where the tenancy agreement has been produced by Johnsons
- ✓ Changeover of services: utility providers, local authority, etc.
- ✓ Deposit registration (annual fee £24)

Rent Protection

Rent Collection or Fully Managed + additional 6% commission

- ✓ Rent arrears paid within 30 days of default
- ✓ Possession costs including service of notices
- ✓ Covers up to 12 months' rent/until vacant possession
- ✓ Up to 1 month's rental cover at 50% following eviction, while vacant
- ✓ Professional photography and floor plan

Optional Extras

We offer a range of additional services to our landlord clients, including:

Inventory Report & Check Out Service
From £99 (depending on size of property)

Tenancy Renewal (fixed term agreement)
£160 Let Only
£40 Rent Collection/Managed/Fully Managed

Gas Safety Certificate
From £72

Rent Review & Section 13 Notice (periodic tenancy)
£95 Let Only

Electrical Installation Condition Report
From £175

£70 Rent Collection/Managed/Fully Managed

Energy Performance Certificate
£125

Court Attendance Fee
£250

Legionella Risk Assessment
£125

Annual Tax Statement
£9

Draft Energy Performance Certificate
£50

NRL Tax Collection & Report to HMRC
£25 per annum

Additional Property Inspection
£45

Tenancy Deposit Dispute Resolution
£60

Section 21 Notice
£300

Professional Clean
Price on application

Section 8 Notice
£180

Management of Major Works (>£2,500)
£500 + 12.5% on completion

We receive a commission of up to 10% from our Approved Contractors (annually reviewed) to arrange works and/or certificates, as agents, for and on behalf of landlords. We have a process of reviewing contractors' insurance(s), essential qualifications, customer service performance, security/ data protection, personal ID and value for money. We will however cooperate with you to arrange access for your own contractors to carry out works, if required.

An emergency (out-of-hours) call-out charge from £155 (to include VAT & first hours' labour) will apply. For further information, please speak with a member of our team.