

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)

Landlord

Rent Protection Service

Available for any managed service from £30 – pricing scale based on rental income, for new and existing tenancies.

What's covered:

- ✓ Mediation service
- ✓ Serving of notices if mediation unsuccessful by insurers legal experts/solicitors
- ✓ Rent paid in arrears & up to possession
- ✓ All costs associated with eviction up to £100,000, for any breach of tenancy, covered by the policy
- ✓ Up to 3 months at 75% of the rent payable upon vacant possession until the property is in a lettable state
- ✓ Johnsons managing the service, taking the stress away
- ✓ Can be cancelled with one months' notice

New tenancies automatically qualify for Rent Protection Service once they pass the referencing process – except when paying rent in advance. Existing tenancies are eligible as long as there have been no rent arrears overdue by more than 14 days in the last 90 days. Defended claims are restricted to a maximum of 12 months' rent.

Other Fees

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

Inventory Report, Pre-Vacation Check & Final Check Service

From £180 (depending on size of property)

Gas Safety Certificate

From £96

Electrical Installation Condition Report

From £212

Energy Performance Certificate

£125

Legionella Risk Assessment

£125

Draft Energy Performance Certificate

£50

Additional Property Inspection

£55

Section 8 Notice

£350 Rent Collection/Managed/Fully Managed

£450 Let Only

For Possession Proceeding & Warrant for Possession costs – please contact the office

Maintenance Arrangement

£60

Compliance Review (annual)

£6

In line with Anti Money Laundering & Sanctions Checks

Rent Review & Section 13 Notice

£150 Let Only

£70 Rent Collection/Managed/Fully Managed

Court Attendance & Legal Document Fee

£350

NRL Tax Collection & Report to HMRC

£25 per annum

Tenancy Deposit Dispute Resolution

£60

Professional Clean

Price on application

Management of Major Works (>£2,500)

£500 + 12.5% on completion

First Tier Tribunal Claims

£50 Rent Collection/Managed/Fully Managed

£100 Let Only

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.