



WE'RE SOLD ON YOUR FUTURE

 **FINCHLEYS
ESTATES**
CLIENT FOCUSED. RESULTS DRIVEN.

LETTING YOUR PROPERTY

As a landlord, you always want the best return on your rental investment and the best quality tenants. Whether you're a first time landlord or a seasoned investor with a portfolio of many properties, we understand and will fully cater to your needs and provide a tailored service for you.

Since 2009 we have successfully let thousands of properties, and to this day our experienced staff and large applicant base means your property will have the best chance of being let quickly and at the highest rate of return.

Call us today on **020 8346 1180** to speak to a member of our experienced staff – we would be delighted to give you any advice you need and an up-to-date market appraisal of your property.

Please call or email us and we will be happy to supply you with an up to date copy of our Terms of Business.

info@finchleys.com

**CLIENT MONEY PROTECTION PROVIDED BY: Client Money Protect
REDRESS SCHEME: Property Ombudsman**

FEES & CHARGES as of 1st January 2024

Sole Agency Let Only Service	8% + VAT of rent for initial fixed term (9.6% including VAT)
Multiple Agency Let Only Service	10% + VAT of rent for initial fixed term (12% including VAT)
Property Management Service	7% + VAT for duration of tenancy (8.4% including VAT)
Tenancy Renewal, Extension	1% + VAT less than the percentage charged for the initial fixed term
Tenancy Agreement Preparation & Referencing	£250.00 + VAT (£300.00 including VAT)
Renewal Tenancy Agreement Preparation	£150.00 + VAT (£180.00 including VAT)
Tenancy Deposit Protection Registration	£75.00 + VAT (£90.00 including VAT)
Renewal of Tenancy Deposit Protection	£50.00 + VAT (£60.00 including VAT)
Preparing For Tenancy Deposit Dispute	£200.00 + VAT (£220.00 including VAT) Free of charge for Managed clients
Inventory Preparation	£108.00 - £300.00 (including VAT) depending on the size of the property
Supervision of Works over £1000	10% + VAT of invoiced amount (12% including VAT)
Application for HMO Additional License	£400.00 (£480.00 including VAT)
Tax Admin for Non UK Resident Landlords	£50 per quarter (£60 including VAT)
Additional Property Inspections	£50.00 per visit (£60.00 including VAT)
Energy Performance Certificates (EPCs)	£125.00 + VAT (£150.00 including VAT)
Gas Safety Certificates	£125.00 + VAT (£150.00 including VAT)
Electrical Inspection Condition Report (EICR)	£250 - £295 + VAT (£300 - £354 including VAT) Subject to size, works needed and contractor availability
Supplier/contractor referrals	10% + VAT of invoiced amount (12% including VAT) may be paid to Finchleys Estates
Smoke Alarm Supply and Install	£80.00 + VAT (£96.00 including VAT)
Carbon Monoxide Supply and Install	£80.00 + VAT (£96.00 including VAT)
Rent Guarantee Insurance	2% of the annual rent + VAT (2.4% of the annual rent including VAT)
Purchase or Rental of Furniture	10% + VAT (12% including VAT) of Inv