

<p>Set Up Fee - Paid on Let</p> <ul style="list-style-type: none"> • Includes: • Marketing on online portals such as Zoopla, LJ & Keat website and social media platforms. • Photos and video tour • Accompanied viewings with pre-qualified applicants • Comprehensive referencing inc. ID, Credit, Landlord, Employment, Affordability, Right to Rent and UK sanctions checks • Independent 3rd party inventory and schedule of condition report • Ensuring all compliance certification is in place • Assured short hold tenancy agreement • Deposit registration with DPS or alternative inc. Prescribed information • Check out report 	<p>£425.00</p>
<p>Monthly Management Fee</p> <p>This is the commission taken from the monthly rent, for chasing, collecting and remitting rent payments received. Ensuring compliance regulation is adhered to, liaising with tenants to troubleshoot maintenance issues to reduce costs to landlords. Being first point of contact for tenants, deducting commissions for work carried out, and generating monthly, quarterly or annual rent statements. This also includes an initial tenancy inspection prior to renewal.</p>	<p>11%</p>
<p>Mid Management Take Over</p> <p>We will liaise directly with the current agent for documentation transfers and key collections, along rent schedules and any arrear logs. We will also communicate the transition with tenants in order to align rent payment dates to work alongside their tenancies to avoid any disruption to the tenants' quiet enjoyment of the property.</p>	<p>£250.00</p>
<p>Gas Safety Certificate</p> <p>In line with the Gas Safety (Installation and Use) Regulations 1998 LJ & Keat will work alongside the Gas safe engineer and tenant to arrange for the annual gas safe check to be carried out. These must be carried out annually.</p>	<p>£80.00</p>
<p>Energy Performance Certificate</p> <p>In line with the Energy Efficiency (Private Rented Property) (England and Wales) (Amendment) Regulations 2015 we will liaise with the EPC provider and tenant to arrange for the service to be carried out at a time to suit both. Certificate will be issued to both tenant and landlord once completed. These must be carried out every 10 years.</p>	<p>£80.00</p>
<p>Electrical installation condition report (EICR)</p> <p>In line with the Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020 we will instruct a qualified engineer to attend the property and issue a certificate were required, or on request. Certificate costs can vary depending on the installation and additional works needed to make the system compliant will be quoted, if required. These must be carried out every 5 years.</p>	<p>From £250.00</p>
<p>Smoke & CO2 Alarms</p> <p>In line with the Smoke and Carbon Monoxide Alarm (Amendment) Regulations 2022 landlords must provide working CO2 alarms at the start of the tenancy, if the landlord fails to provide these LJ & Keat will provide one on their behalf. This charge does not cover installation.</p>	<p>£35.00</p>

<p>PAT Testing In line with the Electrical Equipment (Safety) Regulations 1994 We will instruct a qualified person to carry out tests on all portable appliances left in the property by the landlord. These must be carried out annually.</p>	<p style="text-align: right;">From £80.00</p>
<p>Inventory On request LJ & Keat Lettings will instruct an independent 3rd party to carry out an Inventory and schedule of condition in line with the Homes (Fitness for Human Habitation) Act 2018. Inventory reports will include comprehensive detail of the condition of the property and any contents within, along with time and date stamped photos and video evidence of the property, including testing of any smoke and CO2 alarms, as well as meter readings and stop taps. This service is free on all properties fully managed by LJ & Keat Lettings.</p>	<p style="text-align: right;">£95.00</p>
<p>Check Out At the end of a tenancy we will instruct a checkout clerk to attend the property with the original inventory and any additional property inspection reports in order to annotate any dilapidations, damage or issues which may not fall under fair wear and tear. A report will be generated and can be used as evidence for any deposit disputes. This service is free on all properties fully managed by LJ & Keat.</p>	<p style="text-align: right;">£75.00</p>
<p>Rent Increase Section 13 We will carry market comparable report and negotiate on behalf of the landlord for a mutually agreed increase within market rates. These will be carried out annually unless requested otherwise</p>	<p style="text-align: right;">£50.00</p>
<p>First-tier Tribunal Dispute We will communicate and liaise directly with the tenant and FTT to come to a timely agreement on any rent increase that has been disputed by the tenants, whilst providing evidence and audit trails were required. The cost of this does not include the re issue of a Section 13 rent increase.</p>	<p style="text-align: right;">£50.00</p>
<p>Protect & Inspect Service LJ & Keat will liaise with the tenant for a mutually agreed time and date for us to attend the property to carry out a property inspection. We will attend with the inventory and check for any dilapidations, maintenance issues not reported or neglect of the property which do not form part of general wear and tear. We will collate a report including photos which will be forwarded on to the landlord for consideration.</p>	<p style="text-align: right;">£50.00</p>
<p>Additional Property Visit Should you need a property visit, we can attend on your behalf; meter readings or meter change overs etc. This price is charged on an hourly fee with a minimum charge of 1 hour</p>	<p style="text-align: right;">£25.00 P/H</p>
<p>Deposit Dispute Fee After the checkout is complete should LJ & Keat be instructed we will compile any evidence and submit a dispute report on behalf of the landlord for deductions from the deposit.</p>	<p style="text-align: right;">£50.00</p>
<p>Service of Notice We will serve notice on tenants in the form of a section 13 rent increase or S48 +S3 for change of owner.</p>	<p style="text-align: right;">£50.00</p>

<p>Service of Notice We will serve notice on tenants in the form of a section 8 and have the delivery recorded as proof they have been serviced in the correct and timely manner. LJ & Keat would always advise seeking legal representation when considering serving legal notices.</p>	<p>£100.00</p>
<p>Court Attendance/Evictions LJ and Keat will attend court/evictions on the landlord's behalf at request. Landlords are reminded we are only able to attend on their behalf and not as legal representation.</p>	<p>£250.00</p>
<p>Contractor Commission If we instruct our contractors to carry out any works this commission will be added to your final invoice, to cover our time for arranging</p>	<p>10%</p>
<p>Investment Showcase Service This package includes dressing and staging of your newest investment property (furniture not included) in line with the colour theme of your choice. Professional photos and 360-degree virtual tour to really highlight the transformation of your investment. Perfect for those wanting to showcase their projects to support JV funding or simply to enhance your valuation packs for refinancing.</p>	<p>£600.00</p>