

# BANGOR - OUR SERVICES AND FEES (LANDLORDS)

Our Lettings service is provided as part of our Estate Management Services. Costs associated with Lettings Management are typically included in the overall fee structure agreed with clients at time of instruction. The scope of services required is defined by the client.

Unless specifically covered in our management agreement the following additional costs which may be chargeable include:

## TENANT REFERENCING

The fee for obtaining references on each prospective tenant will be £96 inc VAT (£80 + VAT). This fee includes checking the passport and visa (if applicable) of any prospective tenant.

## TENANCY DOCUMENTATION

Preparation of our standard documentation for both a fixed term renewal and periodic tenancy is **£180 inc VAT** (£150 + VAT), applicable for all services.

## DEPOSIT REGISTRATION

Carter Jonas LLP are able to register the Tenants deposit with the Tenancy Deposit Scheme for a fee of **£48 inc VAT** (£40 + VAT) paid annually in advance.

Our services typically include	Letting only	Letting & rent collection	Letting, rent collection & management
Advice on pre-letting prospects and market rent	●	●	●
Advice on statutory duties	●	●	●
Arranging an EPC (Energy Performance Certificate)*	●	●	●
Producing property details, marketing and advertising	●	●	●
Conducting viewings & negotiating offers and terms	●	●	●
Applying for references	●	●	●
Preparation of documentation*	●	●	●
Membership of Tenancy Deposit Scheme*	●	●	●
Inventory preparation, check in and check out*			●
Arrangements for electric and gas safety records*			●
Cleaning arrangements* & transferring of utilities			●
Dealing with ongoing receipt of rent		●	●
Payment of invoices			●
Submitting a statement of account to the Landlord		●	●
Attending to day-to-day maintenance including minor repairs			●
Carrying out property visits			●
Preparing and serving notices*	●	●	●
Negotiating and arranging the deposit return			●

Depending on your particular requirements, other fees may apply and more information on these fees is given in our terms of business. Please ask the lettings team for a copy.



Under the Housing (Wales) Act 2014 it is a legal obligation for all Landlords operating in Wales to register with Rent Smart Wales where lettings are on an Assured/Assured Shorthold Tenancy or a Regulated Tenancy: [rentsmart.gov.wales](https://rentsmart.gov.wales)



Carter Jonas is proud to be a member of The Association of Residential Lettings Agents (ARLA Propertymark). ARLA Propertymark is the UK's foremost professional body for letting agents: [arla.co.uk](https://arla.co.uk)



Carter Jonas is regulated by RICS which funds a client money protection scheme. Clients who entrust money to firms regulated by RICS are protected in the unlikely event that the money is mishandled: [rics.org/uk](https://rics.org/uk)



Carter Jonas is a member of The Property Ombudsman redress scheme. We are proud of the service we provide to our clients, but should you wish to contact the ombudsman: [tpos.co.uk](https://tpos.co.uk)