TOOMEY
ESTATE AGENTS

Landlord's terms and fee structure

Toomey Estate Agents pride ourselves on the services in which we provide to all clients. We understand that as a Landlord, the letting process can be daunting. Whether you are a first-time landlord or an experienced Landlord, as an independent and trusted agency we can offer flexibility over the service in which is provided to best meet your needs as a Landlord.

We offer three services: Let Only, Tenant find service, Rent Collection and Full Management. We offer the experience and knowhow to achieve the best rental price from the right tenants in the shortest possible time.

You can organise a free rental appraisal with no obligation by calling us on 0208 715 9333. If you're not quite ready for an appraisal and would just like to discuss the process and options available then please feel free to call or pop into our Mitcham office where one of our lettings team will be more than happy to assist you.

We believe in being transparent throughout the whole process including the charges that are involved:

Our charges are as follows:

Set-up Fee: **£300.00** inclusive of VAT

This is a one-off set up fee, across all services. It includes:

· Preparation of details, photos and video tours

· Marketing via letting boards (if desired), window cards and Toomey Estate Agent's website.

· Additional marketing on the three leading property search websites Rightmove, Zoopla and OnTheMarket.

· Arranging and carrying out accompanied viewings or arranging directly with current tenants'.

· Advice on statutory provisions and compliance where necessary.

· Extensive referencing on all tenants' over the age of 18. This will include credit check, know your customer and a right to rent.

Thereafter, we offer three fantastic rental services:

Let Only: From **8.4%** inclusive of VAT

· All of the services offered in the set-up fee

· Preparation of the Assured Shorthold Tenancy Agreement and supporting documentation.

· Lodging the deposit with The Deposit Protection Service Custodial Scheme (No additional charge)

· The negotiation of renewal

Rent Collection: From **10.2%** inclusive of VAT

· All of the services offered in the set-up fee and let only service

· Collection and remittance of monthly rent after deduction of commission and works

· Monthly statements supplied by email or post.

Full Management: From **12%** inclusive of VAT

· All of the services offered in the set-up fee, let only and rent collection service

· The arrangement of required works to be carried out on the property – with the option for arranging two quotes if required.

· Point of call for your tenants'.

. Six monthly internal inspections of the property.

Renewal of Tenancy: **£480.00** inclusive of VAT

Property Charges: Responsibility of the Landlord

· Inventory and check in – Charged by the inventory company, this will be dependent on the size of the property and whether furnished or unfurnished. Please ask for further details.

· Landlord's annual Gas Safety Inspection – Please ask for further details.

· Electrical Installation Condition Report – Satisfactory report required every 5 years, please ask for further details.

· Energy Performance Certificate – Required every 10 years (currently required at E rating or above), please ask for further details.

· Check Out Fee – Charged by the inventory company, this will be dependent on the size of the property and whether furnished or unfurnished. Please ask for further details.

This is just a brief overview of our services and charges. Please contact Toomey Estate Agents for a full schedule and Terms of Business.

Toomey Estate Agents are part of the Client Money Protection Scheme which guarantees that your money is protected at all times.

Tenant Fee chargeable 2021

- Rent
- A refundable tenancy deposit capped at no more than 5 weeks' rent where the total annual rent is less than £50,000, or 6 weeks' rent where the total annual rent is £50,000 or above
- A refundable holding deposit (to reserve a property) capped at no more than 1 week's rent.
- Payments associated with early termination of the tenancy, when requested by the tenant
- Payments capped at £50 (or reasonably incurred costs, if higher) for the variation, assignment or novation of a tenancy
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The Property Ombudsman

- Payments in respect of utilities, communication services, TV licence and Council Tax

- A default fee for late payment of rent. Rent arrears letters: £25.00 each letter (inclusive of VAT) This will only be sent after communication via phone and e-mail is unsuccessful. The letter will be sent after the third working day of being in rent arrears.

- Replacement of a lost key/security device giving access to the housing, where required under a tenancy agreement.