

Landlord Services

Choose the level of support that suits you

We offer four clear service tiers, from fully hands-off property management to cost-effective rent collection. All fees are transparent and inclusive of VAT unless stated otherwise	Fully Managed Tier 1	Fully Managed Tier 2	Rent Collection Tier 3	Rent Collection Tier 4
Management Fee	15% inc. VAT	12% inc. VAT	10.2% inc. VAT	7.2% inc. VAT
Setup Fee	£360 inc. VAT	£360 inc. VAT	£120 inc. VAT	£120 inc. VAT
Marketing & Advertising	✓	✓	✓	✓
Professional Tenant Referencing	✓	✓	✓	✓
Right to rent and sanctions checks on all Tenants	✓	✓	✓	✓
Tenancy agreement	✓	✓	✓	✓
Rent Collection with Landlord statements	✓	✓	✓	✓
Rent Arrears Chasing	✓	✓	✓	✓
Routine Property Visits	✓	✓		
Dealing with all day-to-day contact from Tenants	✓	✓		
Repairs & Contractor Management	✓	✓		
Safety certificate management	✓	✓		
Deposit Negotiations	✓	✓		
Rent Protection Insurance*	✓		✓	
Legal Eviction Expenses*	✓		✓	
Court Attendance*	✓		✓	
Legal Notices (S8 / S21)	✓		✓	

Inventory and check-out costs

	Inventory (inc. VAT)	Checkout (inc. VAT)
1 Bedroom	£138.00	£90.00
2 Bedrooms	£156.00	£96.00
3 Bedrooms	£186.00	£108.00
4 Bedrooms	£210.00	£132.00
5 Bedrooms	£234.00	£150.00

Each additional bedroom is chargeable at £12.00 (inc. VAT) per room.

Full details of safety certificate costs and optional services are available on request.

*Rent protection and legal eviction cover includes;

- Rent protection covering the total monthly rent for up to 15 months' arrears or vacant possession of the property, whichever comes first.
- Legal expenses up to £100,000 to cover eviction costs for rent arrears, breach of tenancy or an expired notice to vacate.
- Should your Tenant be evicted using the cover you'll also be eligible for up to 3 months' rental payments at 75% whilst we are looking for a new Tenant.
- Myrings are the policy holder and you are named with an "interest in" the policy, this means we will handle the claims process for you.

Please ask a member of staff if you have any questions about our fees

Tel: 01423 569 007 | Email: lettings@myringsestateagents.com