



FINDERS FEE

Advertising of property with a marketing package including:

Professional floorplan and 360° online tour.

Presence on online property portals, Rightmove and Zoopla, plus the Meller Braggins website and across social media platforms.

Meller Braggins 'To Let' board placed outside the property.

Contacting of pre – registered applicants who are suitable for your property.

Arranging and completing viewings.

Ensuring potential tenants meet the necessary criteria for referencing purposes.

Completing references via third party referencing company Vouch (for which Meller Braggins pay for) which includes a credit check, landlord and employment reference (where applicable).

This also includes referencing of guarantor(s) if required, keeping Landlord fully informed throughout the process.

1 Months Rent
inc VAT

TENANCY SET UP

Completion of required Right to Rent checks on all adult occupants.

This also includes additional checks should your tenant have a time limited Right to Rent.

Preparation of ARLA compliant tenancy agreement and provision of compliance documents.

£195
(£162.50 + VAT)

LANDLORD FEES



MONTHLY FEE (percentage of monthly rent)

ALL MANAGEMENT LEVELS (Bronze, Silver, Gold)

Dedicated property manager, offering one point of contact for all your needs.

Collection of monthly rent and remittance to landlord by faster payment, monthly statement for landlord by email, chasing of overdue rent.

Bronze – 9.6%
(8% + VAT)

GOLD AND SILVER

Serving of legal notices for possession due to arrears or other acceptable reason.

Maintenance management including arranging contractors for quotes and/or works orders, liaising with tenant for access, payment of contractor invoices (payment deducted from incoming rent unless paid in advance by landlord).

Periodic inspections of property and digital report produced and provided to landlord for discussion with property manager.

Secure holding of management keys.

Silver – 13.2%
(11% + VAT)

GOLD

Rent Guarantee insurance policy covering rent arrears (claimable after 30 days).

Contribution towards loss of rent if property inhabitable due to tenant damage (see policy wording for full T & C's).

Gold – 15%
(12.5% + VAT)



INVENTORY AND SCHEDULE OF CONDITION

Providing of detailed photographic Inventory, compiled prior to tenancy commencement.

The software used creates an in depth report with photographs and supporting wording to give a full overview of the property.

£120
(£100 + VAT)

The document is approved by the Deposit Protection Service (DPS) as an acceptable document for deposit disputes.

CHECK OUT

Following receipt of notice, liaising with tenant to arrange outgoing inspection.

Detailed digital report produced comparing condition of property with ingoing inventory for deposit purposes.

£120
(£100 + VAT)

De-registration of deposit and return of deposit to tenant if no deductions required. If deductions are requested, negotiate with all parties to resolve matter.

If no agreement is made, preparation of evidence for Alternative Dispute Resolution via the DPS.

TENANCY RENEWAL FEE

Negotiation of tenancy terms, production of new tenancy agreement, provision of updated compliance documents.

£90
(£75 + VAT)



MANAGEMENT TAKEOVER

Liaising with your current letting agent and arranging collection of relevant tenancy documents, deposit information and keys (if applicable).

All documents checked for compliance.

£300

Arranging of deposit transfer to Meller Braggins DPS account.

(£250 + VAT)

Serving of Section 47 48 notice to tenant, correspondence sent to tenant advising of Meller Braggins payment details for rent and request to inspect property.

DEPOSIT REGISTRATION

Providing both landlord and tenant's details to the Deposit Protection Service (DPS) and registering deposit.

£72

(£60 + VAT)

Providing of documents including prescribed information, terms and conditions and deposit certificate to tenant to ensure compliance.

RENT REVIEW

Review of current rent in comparison with current market value.

£25

Discussion with landlord regarding proposal.

(£20.83 + VAT)

Serving of required Section 13 notice to tenant.

LANDLORD FEES



ADDITIONAL SERVICES

Preparation of tenancy agreement	£120 (£100 + VAT)
Serving of statutory notices	£60 (£50 + VAT)
Property Inspection with report	£30 (£25 + VAT)
Energy Performance Certificate	£75 (£62.50 + VAT)
Gas Safety Certificate	£74 (£61.67 + VAT)
Electrical Certificate	£160 (£133.33 + VAT)
PAT Test (up to 10 electrical appliances)	£74 (£61.67 + VAT)
Legionella Risk Assessment	£160 (£133.33 + VAT)