

Shires Landlord Fees



What's Included?	Essential Tenant Find	Tenant Find +	Complete Management
Valuation & Marketing	✓	✓	✓
To Let Board	✓	✓	✓
rightmove.co.uk & onthemarket.com	✓	✓	✓
Tenant Introduction	✓	✓	✓
Accompanied Viewings	✓	✓	✓
USAF Adequacy Standards Check	✓	✓	✓
Full Tenant Referencing	✓	✓	✓
Right To Rent Check	✓	✓	✓
Assured Shorthold Tenancy	✓	✓	✓
Collection Of First Months Rent And Deposit	✓	✓	✓
Standing Order Mandate	✓	✓	✓
Key Handover To New Tenant	✓	✓	✓
Legislation Compliance		✓	✓
Deposit Protection With MyDeposits		✓	✓
Issuing MyDeposits Prescribed Information		✓	✓
Detailed, Photographic Inventory		✓	✓
Utility Company Notification		✓	✓
Monthly Rent Collection			✓
Regular Property Inspections And Reports			✓
Rent Increase And Renewal Advice			✓
Proactive Day To Day Management			✓
Appointing Of Trusted And Approved Contractors			✓
Arrangement Of Annual Certification			✓
Check Out Inspection			✓
Negotiating Deposit Deduction			✓
End Of Tenancy Maintenance For Re-let			✓
Initial Set Up Fee (% of first months rent, excluding VAT)*	60%	70%	50%
Initial Set Up Fee (% of first months rent, including VAT)*	72%	84%	60%
Monthly Fee (% of rent collected)*			11%+VAT (13.2% Inc VAT)
*Subject to a minimum fee, excluding VAT	£475	£550	£475
*Subject to a minimum fee, including VAT	£570	£660	£570

** If the minimum set up fee (including VAT) exceeds the amount of the first months rent paid, then our fee will be capped at one months rent including VAT. The monthly management fee is subject to a minimum fee of £60 + VAT (£72 Inc VAT), per month.