



## **Quantock Lettings Ltd – Fee Structure 2025**

### **Fully Managed Service**

- One off set up fee: £350
- Monthly fee: £70 - £120 (depending on the property size & situation)

This includes:

- Professional marketing of your property
- Arrange & attend Viewings
- Referencing prospective Tenants
- Right to Rent Checks
- Arranging safety certificates
- Manage Annual & Periodic Safety Inspections
- Midterm property inspections
- 24-Hour repair support
- Tenancy Agreement setup & renewal
- Providing Compliance Advice
- Arranging Deposit Protection in a registered scheme
- Checking Tenants into the Property
- Negotiating Rent Increases
- Assistance Arranging Rent Guarantee Insurance
- Monthly Rental Collection
- Chasing rent arrears
- Arranging Maintenance

### **Tenant Find Only Service**

- One off set up fee: £450

**This includes:**

- Marketing your property
- Providing compliance advice
- Arrange and attend Viewings
- Referencing
- Right to Rent Checks
- Tenancy Agreement
- Arranging Deposit Protection
- Checking Tenants into the property



## **Rent Collection**

This service has all the benefits of the tenant find service plus the reassurance that we will collect the rental payment each month on your behalf. This package does not include any other services or communication with the tenant regarding maintenance issues. Ideal for the hands-on Landlord!

## **Other additional charges:**

- Guaranteed Rent Protection Scheme – subject to quotation
- Landlord Renewal Agreement - £50
- Additional Property Visits - £40 per visit – To include a digital report
- Section 8 / 13 / 21 Notices - Served on behalf of the landlord at £50
- Energy Performance Certificate (EPC) - £75 approx
- Gas Safety certificate - £80 approx
- Electrical Safety certificate - £170
- Attending court - £250 per day
- Inventory and Checkouts – according to quotation
- PAT Test & Legionella – according to quotation

***\* Prices may vary subject to quotations received***

***\* No VAT is payable on any of our own services***