



www.gsdestates.com

## FEES TO LANDLORDS

### SERVICE LEVEL OPTIONS

#### TENANT FIND ONLY

**6%** (Inclusive of VAT)

Benefits include:

- 1, Marketing of the property
- 2, Accompany viewings
- 3, Reference checks
- 4, Collect & remit first month's rent & deposit
- 5, Providing tenant with legal documents including tenancy
- 6, Inventory check in
- 7, Advising tenant on future method of rental payment to landlord.
- 8, Transfer of utility bills

#### Additional costs

Tenant eviction fees:  
£600.00 (Incl. of VAT)  
plus court fees  
Court attendance:  
£150.00 (Incl. of VAT)  
per court visit

#### RENT COLLECTION

**8%** (Inclusive of VAT)

Benefits include:

- 1, Marketing of the property
- 2, Accompany viewings
- 3, Reference checks
- 4, Collect & remit rental
- 5, Hold and protect security deposit
- 6, Providing tenant with legal documents including tenancy
- 7, Transfer of utility bills
- 8, Inventory reports check in & check out
- 9, Negotiating renewals
- 10, Submitting annual rental breakdowns for tax purposes

Members of TPOS



#### MANAGED

**10%** (Inclusive of VAT)

Benefits include:

- 1, Marketing of the property
- 2, Accompany viewings
- 3, Reference checks
- 4, Collect & remit rental
- 5, Hold and protect security deposit
- 6, Providing tenant with legal documents including tenancy
- 7, Transfer of utility bills
- 8, Inventory reports check in & check out
- 9, Negotiating renewals
- 10, Submitting annual rental breakdowns for tax purposes
- 11, Arrange routine repairs & instruct approved contractors
- 12, Conducting routine inspections



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## FEES TO TENANTS

### ADMINISTRATIVE CHARGES

Please note tenant fees apply to all our rentals. The fees chargeable vary depending on the type of property selected. See our list of charges below.

1. General administration fees
2. Identity immigration and visa confirmation
3. Financial credit checks if required
4. Obtaining references from current or previous employers and landlords
5. Application fees
6. Affordability assessment
7. Fees for drawing up tenancy agreements and related documents
8. Inventory fees, including check-in and check-out reports
9. Guarantor agreement
10. Additional occupant fees
11. Pets disclaimer fees / additional pet deposit

Studio	£240.00 (Inclusive of VAT)
1 Bed	£300.00 (Inclusive of VAT)
2 Bed	£300.00 (Inclusive of VAT)
3 Bed	£360.00 (Inclusive of VAT)
4 Bed	£360.00 (Inclusive of VAT)
5 Bed+	£480.00 (Inclusive of VAT)

Deposit protection with



Members of TPOS



Client money protection

