



Peters and Co

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LANDLORDS FEES PAYABLE

OUR STANDARD FEE PAYABLE BY THE LANDLORD

£325.00 inc vat

This fee is for finding the tenants, carrying out the credit checks and gaining references and preparation of the fixed term standard occupation contract

THE COST OF THE ENERGY PERFORMANCE CERTIFICATE PAYABLE DIRECT TO THE ENERGY PERFORMANCE PROVIDER **£70 approx**

The Epc is required by law (if you already have one it is valid for 10 years and another is not needed unless works have been done to the heating system or the property itself)

THE COST OF OBTAINING AN ELECTRICAL CERTIFICATE VARIES AND IS OBTAINED FROM AN ELECTRICAL CONTRACTOR. WE CAN ARRANGE FOR A QUOTATION FOR YOU

You must have a valid electrical certificate on a property that you are renting – the cost varies depending on if there is any works to be carried out, the certificate is valid for 5 years unless changes have been made to the electrical system. (Please be aware that a tenant/tenants can alter the electrical installation without your knowledge or consent during the tenancy period)

THE COST OF OBTAINING A BOILER OR HEATING CERTIFICATE VARIES AND IS OBTAINED FROM A PLUMBER OR BOILER ENGINEER. WE CAN ARRANGE FOR A QUOTATION FOR YOU FROM LOCAL PLUMBERS/HEATING ENGINEERS

Boiler/water/heating certificate – a certificate is required annually to cover the landlord against anything occurring to the tenant due to a defective water/heating system. Costs vary as there may be works required to the boiler/water/heating system to comply with the current regulations.

INVENTORY

£250.00

It is important that an Inventory of Contents and Schedule of Condition be prepared in order to avoid misunderstanding or dispute at the end of a tenancy. Without such safeguards it will be impossible for the Landlord to prove any loss, damage or significant deterioration of the property or contents.

OUR MANAGEMENT COSTS – 10% OF THE CALENDAR MONTHLY RENT (PLUS VAT)

This is the fee we charge for managing your property. This involves collecting the rent – paying the balance directly into your bank account and periodic inspections of your property to ensure that the property is being maintained in the condition as when first occupied by the tenant. It the tenant has any problems whatsoever we are the first port of call for anything that needs doing. If contractors are needed to complete works then we contact you first for your authority to instruct the contractor unless it is an emergency and we consider that the cost of the works are reasonable.

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Carmarthen Town Centre Display
at Carmarthen Market