

Landlord services and fees

Let only, rent collection or full management.



Services

Let Only

8% + VAT
(9.6% inc VAT)

Rent Collection

10% + VAT
(12% inc VAT)

Full Management

12% + VAT
(14.4% inc VAT)

Advice for photo preparation



Professional photos



Professional speed tour



Floor plan



EPC arranged if required



Gas Landlord certificate if required



ECIR arranged if required



Tenant finding



Rightmove advert



Zoopla advert



Prime location advert



On The Market advert



Accompanied viewings



Enquiry and viewing feedback



Offer negotiation



Holding deposit security



Comprehensive referencing



Services

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8% + VAT
(9.6% inc VAT)

Rent Collection

10% + VAT
(12% inc VAT)

Full Management

12% + VAT
(14.4% inc VAT)

CCJ and Credit check



Right to rent checks



Tenancy agreement (Digital)



Professional clean arranged



Inventory and check in arranged



Rent insurance policy available



Negotiate tenancy renewals



Deposit registration



Collection of rent



Landlord financial statements



Utilities management service



Key holding service



Arrange repairs and maintenance



Property inspections



Option to pay fees monthly



Legal notices



Management of check out



Management of deposit return/advice



Renewal fees

Let Only

5% + VAT
(6% inc VAT)

Rent Collection

7% + VAT
(8.4% inc VAT)

Full Management

9% + VAT
(10.8% inc VAT)

Terms

The fee is based on the tenancy duration, with the minimum term of 12 months. (Initial term)

The renewal fee is applicable when tenants remain after the initial term has ended (Initial tenancy agreement expires) and a new tenancy agreement commences.

A renewal fee will be payable every time an existing tenancy is renewed. This fee will apply regardless of if Sadhana Property manages the property, or not. Every time a tenant introduced to a property by Sadhana Property renews a tenancy, a renewal fee will apply.

The full management and rent collection services fees can be taken monthly if preferable.

Essential fees are payable upfront (EPC, ECIR, Landlord Gas Safety Certificate)

Professional cleaning and inventory fees will be added on to our fee and taken from forthcoming rent payment/s.

Our fee, plus any expenses we may have incurred on your behalf (EPC, Gas safety certificate, ECIR, professional clean, inventory or repairs or maintenance) will be deducted from the initial rental payment. Any remaining funds will be transferred to the landlord.

If our fees surpass the amount of the first month's rent, we will collect the balance from the second months' rent payment.

Sadhana Property will transfer the rent received from the tenants into the landlords selected bank account each month.

The landlord can cancel their agreement at any time. No fee is payable unless a tenant introduced by Sadhana Property moves into the property, in which case, our let only fee of 8% + VAT will be applicable.

Should a tenant that was introduced by Sadhana Property purchase the property they are, or have rented, a fee of 1% + VAT of the purchase price will be payable by the landlord.



sadhanaproperty.com