

Landlord services and fees

Let only, rent collection or full management.



Services	Let Only	Rent Collection	Full Management
	8% + VAT (9.6% inc VAT)	10% + VAT (12% inc VAT)	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	Let Only	Rent Collection	Full Management
	8% + VAT (9.6% inc VAT)	10% + VAT (12% inc VAT)	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	✓	✓	✓
Deposit registration	✓	✓	✓
Collection of rent		✓	✓
Landlord financial statements		✓	✓
Option to pay fees monthly		✓	✓
Key holding service			✓
Arrange repairs and maintenance			✓
Property inspections			✓
Utilities management service			✓
Legal notices			✓
Management of check out			✓
Management of deposit return/advice			✓

How are fees paid?

Let Only

This fee will be payable upon the commencement of the tenancy agreement. The agreed percentage + VAT of the yearly rent. Should the tenant vacate within 12 months of occupation, Sadhana Property will re advertise the property, find a new tenant/s, and create a new tenancy agreement for no charge. New references will however be charged to the landlord.

Rent Collection

The agreed percentage + VAT will be deducted from the monthly rent for the duration of the tenancy.

Full Management

The agreed percentage + VAT will be deducted from the monthly rent for the duration of the tenancy.

Terms

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.

Should a landlord wish to cancel their rent collection or full management agreement with Sadhana Property once a tenant introduced by us has moved in, a fee of 8% + VAT of the yearly rent will be payable.

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



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