









Panda Property LTD

Landlord Fees and Services

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Landlord Fees and Services

Services	Let Only Service	Rent Collection Only Service	Fully Managed Service
Property Consultation			
Eye Catching To Let Board			
Online Marketing on Panda Website and Property Portals			
Arranging and Conducting Viewings			
Utility and Council Notification			
Application Processing and Tenant Referencing			
Registering and Holding Deposits With an Approved Scheme			
Conducting a In Depth Full Colour Photographic Property Inventory			
Tenancy Paperwork Including Tenancy Agreement/Licence or Commercial Lease			
Rent Collections/Rent Chasing			
Conducting Regular Property Inspections Every 6 Months			
Tenancy Renewals			
Arranging Certification Renewals Such as EPC'S, Electrical Safeties, Gas Safeties and Other Certificates			
Organising Pre-Vetted Contractors for Repairs			
Eviction Proceedings			
Conducting a Detailed Final Check Out			
Mediate Any Deposits or End Of Tenancy Disputes (Up Until Statutory Declaration or Court Proceedings)			



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Our Packages

Services		
Let Only Service		Letting Fee £500
Rent Collection Service	Management Fee 10% of the rent obtained plus VAT Exact amounts will be quoted inclusive of VAT	Letting Fee £350
Fully Management	Management Fee 12% of the rent obtained plus VAT Exact amounts will be quoted inclusive of VAT	Letting Fee £350

Optional Add-Ons

Services	Let Only Service	Rent Collection Service	Fully Managed
Inspections	£50.00	£50.00	Included
Tenancy Renewals	£100.00	£75.00	£50.00
Check Out	£100.00	£75.00	Included
Issuing Tenancy Termination Notice	£100.00	£75.00	Included
Rent Guarantee	On Asking Through Third Party Company	On Asking Through Third Party Company	On Asking Through Third Party Company
Agent Transfer Fee	N/A	£75.00	£50.00



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Other Fees Charged to Landlords

Not all fees are charged in every instance as these are determined by the level of service offered and may vary. Unless otherwise agreed in writing the following fees may be charged:

Erection of advertising board or signage	£25.00
Inventory fee	£100.00
Preparation of a schedule of dilapidations	£100.00
Obtaining quotes and preparation of evidence for submission to an adjudicator	£100.00
Preparation and service of notice to quit	£100.00
Service of Rent Increase	£75.00
Court Attendance	£40.00 Per Hour
Preparation of Court Document	£40.00 Per Hour
Preparation of Paperwork for Deposit Claim	£40.00 Per Hour
Completing a Statutory declaration and have this signed by a solicitor for a deposit claim	£150.00
Conducting a property inspection as per Local Authority Environmental Health	£50.00



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Other Fees Continued ...

Additional Property Visits	£30.00
Deposit Registration Fee	£30.00
Check Out Fee	£100.00
Submission of Non-Resident landlord receipts to HMRC Per quarter	£30.00
Supplying duplicate or copy rent statements	£15.00 per statement
Withdrawal Fee From Marketing	£95.00
Withdrawal Fee From Management Service	One Months Rent
Obtaining Energy Performance Certificate	As Quoted
Obtaining a Gas Safety Certificate	As Quoted
Obtaining an Electrical Safety Certificate	As Quoted
Emergency Call Out Fee	£95.00
Conducting Of Works	As Quoted

Panda Property LTD may receive discount from third party contractors. Panda property may also charge in addition to third party contractors up to a maximum of 20%. Panda Property LTD aim to be competitive when pricing for works. Clients are free to choose their own products Services and Providers