

Prosperity Group

Prosperity Independent Ltd

Reg. No. 05276415

VAT number: 394081188

Spaces Finsbury Park, 17 City North Place, Finsbury Park, N4 3FU

Landlord Fees

Prosperity Group offers three levels of service to accommodate the differing needs of our clients from a Full Managed Service for those that prefer the convenience and peace of mind of an 'all inclusive' style service, to an Introduction/Tenant Find Service, which is for the experienced 'do it yourself' landlord.

SERVICE FEATURE	TENANT FIND SERVICE 7% + VAT (of 12 months rental)	FULL MANAGEMENT SERVICE 5% + VAT (in addition to the 7% +	AST CONTRACT RENEWAL 5% + VAT (of 12 months rental)
Advertising and promoting the property until a suitable tenant is found	✓	✓	
Displaying a Prosperity Independent Limited board	✓	✓	

Arranging viewings and accompanying them	✓	✓	
Taking up references and carrying out credit checks where necessary on prospective tenants	✓	✓	✓
Preparing the tenancy agreement	✓	✓	✓
Signing up the tenant and collecting the first month's rent and security deposit	✓	✓	
Paying into the landlords account by BAC's	✓	✓	✓
Handling of deposit funds under Tenancy Deposit Scheme	fee applies *	fee applies *	fee applies *
Notifying local authority for council tax and utility companies re. responsibility		✓	

Serving legal notices to regain possession (fee applies)		✓	
On-going collection of rent		✓	
Chasing late or non-payment of rent		✓	
Providing a monthly statement of account		✓	
Arranging an inventory		✓	
Carrying out quarterly visits to check on the general condition of the property	fee applies *	fee applies *	fee applies *
Arranging any maintenance and repairs as necessary		✓	
Renewing gas safety certificates	fee applies *	fee applies *	fee applies *
Arranging Energy Performance Certificate (fee applies)	fee applies *	fee applies *	fee applies *
We will keep you informed of any new legislation relevant to renting your property		✓	

Fees

Let Only or Rent Collection:	7% plus VAT (of 12 month's rental income)
AST Contract Renewal:	5% plus VAT (of 12 month's rental income)
Management:	Additional 5% of the rent plus VAT payable monthly.

Additional services

Energy Performance Certificate	£100.00 plus VAT
Gas Certificate	£125.00 plus VAT
Electrical Installation Condition Report	£175.00 plus VAT
Tenancy Deposit Protection Scheme (TDS)	£50.00 plus VAT
Additional Landlord Statement	£20.00 plus VAT
Quarterly Inspections	£50.00 plus VAT

*Note: These prices are subject to change. Please contact the office for further information.