



JOHN MICHAEL



Landlord Service Levels & Fees

Service Levels

We offer three service levels tailored to suit every landlord – whether you want to be hands-on, hands-off, or somewhere in between, we've got a service level to suit you!

SERVICE	BRONZE	SILVER	GOLD
Property Valuation & Advice	✓	✓	✓
Property Compliance Health Check	✓	✓	✓
Arrange EPC, EICR & Gas Certificate *	✓	✓	✓
Marketing	✓	✓	✓
'To Let' Board <i>Where Permitted</i>	✓	✓	✓
Accompanied Viewings	✓	✓	✓
Tenant Referencing (Credit, Residential, Affordability, PEP & Sanctions Screening)	✓	✓	✓
Tenant Right to Rent Checks	✓	✓	✓
Issue Tenancy Agreement, Compliance Documents & How to Rent Guide	✓	✓	✓
Collect 1 st Months' Rent & Deposit	✓	✓	✓
Hold & Protect Deposit With 'Mydeposits'	✓	✓	✓
Arrange Inventory *	✓	✓	✓
Key Handover on Tenancy Start Date	✓	✓	✓
Check In Report (Includes Meter Readings, Testing of Smoke and CO Alarms, Recording Keys Issued to Tenant)	✓	✓	✓
Collect Monthly Rent & Provide Monthly Remittance Advice	-	✓	✓
Make & pay monthly NRLS tax deductions <i>If Required</i> *	-	✓	✓
Goodlord Rent & Legal Protection *	-	-	✓
Arrange Any Required Maintenance Works	-	-	✓
Notify Energy Supplier, Local Council & Water Supplier of Change of Occupier	-	-	✓
Routine Property Inspections	-	-	✓
Monitor Compliance and Arrange Renewals When Required (Gas Certificate, EICR, EPC, Smoke Alarms & CO Alarms)	-	-	✓
Key Holding	-	-	✓
Monitor Tenancy Term and Arrange Tenancy Extension (Tenancy Renewal or SPT) *	On Request *	On Request *	✓
Negotiate Rent Increase and Serve Section 13 Notices *	On Request *	On Request *	✓
Serve Legal Notices (Section 8, Section 21) *	-	-	✓
Arrange Check-Out Inspection	-	-	✓
Prepare & Provide Evidence for Deposit Disputes	-	-	✓

* Indicates a cost applies, please refer to below Landlord Fees

Landlord Fees





SERVICE	BRONZE	SILVER	GOLD
Tenancy Set Up Fee <i>Applicable to all tenancies</i>	£330.00	£330.00	£330.00
Goodlord Rent & Legal Protection <i>Per Month</i> Monthly Rental Amount £500.00 to £1,500.00	N/A	N/A	£35.00
Monthly Rental Amount £1,500.01 to £2,000.00	N/A	N/A	£37.50
Monthly Rental Amount £2,000.01 to £2,500.00	N/A	N/A	£40.00
Monthly Rental Amount £2,500.01 to £3,000.00 <i>Policy Holder = John Michael Properties Ltd</i>	N/A	N/A	£50.00
Inventory <i>From</i>	£100.00	£100.00	£100.00
Check Out <i>From</i>	£100.00	£100.00	£100.00
Tenancy Extension – Renewal AST	£330.00	£125.00	£125.00
Tenancy Extension – Transition to SPT	N/A	£50.00	£50.00
Section 13 Rent Increase (For SPTs Only)	N/A	£50.00	£50.00
Follow-Up Right to Rent Checks <i>Per Tenant</i>	£30.00	£30.00	Included
Serve Legal Notices (Section 8 & Section 21)	N/A	£75.00	£75.00
Gas Certificate	£85.00	£85.00	£85.00
EICR – Electrical Installation Condition Report <i>From</i>	£240.00	£240.00	£240.00
EPC – Energy Performance Certificate <i>From</i>	£100.00	£100.00	£100.00
Floor Plan	£100.00	£100.00	Included
EPC & Floor Plan Bundle	£160.00	£1600.00	N/a
NRLS Reporting <i>Per Month</i> <i>Required for overseas Landlords</i>	N/A	£10.00	£10.00
Additional Quotes	N/A	N/A	£10.00
Post Forwarding + Cost of Postage	N/A	N/A	£5.00
Sale to John Michael Properties's Client	0.75% +VAT	0.75% +VAT	0.75% +VAT

All prices are inclusive of VAT unless otherwise stated




JOHN MICHAEL

 01279 248000

 www.johnmichaelproperties.co.uk

 info@johnmichaelproperties.co.uk

 13 London Road, Bishops Stortford
Herts CM23 5NA