



ESTATE AGENTS, LETTING AGENTS, SURVEYORS & VALUERS

www.tempertons.co.uk

23-25 HIGH STREET
NEWPORT
SHROPSHIRE
TF10 7AT

Telephone: (01952) 812519
sales@tempertons.co.uk
rental@tempertons.co.uk
survey@tempertons.co.uk

RESIDENTIAL LETTINGS - FULL MANAGEMENT

ARRANGING TENANCY

Advertising on Rightmove, On The Market, The Guild and our own website, arranging viewings, taking up references including Right to Rent checks, arranging signing of agreement and registering deposit with Tenancy Deposit Scheme.

£550.00 plus VAT
(£660.00 inc. of VAT)

COMMISSION (on rent collected)

Periodic property inspections and all management and related issues i.e rent collection, repairs, etc.

10% plus VAT
(12% inc. VAT)

Re-Let fee for existing Full Management

£400.00 plus VAT
(£480.00 inc. VAT)

RESIDENTIAL LETTINGS - NON MANAGED

ARRANGING TENANCY

Advertising on Rightmove, On The Market, The Guild and our own website, arranging viewings, taking up references including Right to Rent checks, arranging signing of agreement.
(Landlord to register deposit)

£525.00 plus VAT - **Sole Agency**
(£630.00 inc. VAT)
£600.00 plus VAT - **Multi Agency**
(£720.00 inc. VAT)

PREPARATION OF THE INVENTORY

1-2 Bedrooms

3 Bedrooms

4 Bedrooms

5 Bedrooms

£60.00 plus VAT (£72.00 inc. VAT)
£75.00 plus VAT (£90.00 inc. VAT)
£100.00 plus VAT (£120.00 inc. VAT)
£120.00 plus VAT (£144.00 inc. VAT)

All rental properties being marketed are legally required to have an **Energy Performance Certificate** which we can arrange to be carried out on your behalf by our surveyor at a cost of £100 plus VAT (£120 inc. VAT), if required. The minimum rating must be E or above.

It is a legal requirement that an annual **Landlord's Gas Safety Certificate** is required for all rental properties (where applicable), as required by the appointed Gas Safe Registered contractor. Smoke alarms and Carbon Monoxide detectors must be fitted in both Managed and Non Managed properties.

New regulations require landlords to have the electrical installations in their properties inspected and tested by a person who is qualified and competent, at least every 5 years. Landlords have to provide a copy of the electrical safety report to their tenants, and to their local authority if requested. The Regulations apply to new tenancies from 1 July 2020 and existing tenancies from 1 April 2021.

NICHOLAS J HUGHES, MRICS

&

ANDREW P TEMPERTON, MRICS

