

Landlord Fee's

Levels of service

Full management :

£300 inc VAT for the tenant find service

**8-10% of each months rent as a
management + VAT**

The finders fee covers all the marketing, advertising and contract negotiations we complete on your behalf.

The management service that Manhattan Estates provide is as follows:

- Rental appraisal to advise on the condition of the property, health and safety issues and advise on other related matters.
- Provide an applicant match service to find the perfect tenant. We also determine a marketing strategy including our website, Rightmove, newspapers and social media.
- Provide HD photo's of your property
- Accompanied viewings inc evening and weekends
- Comprehensive referencing and tenancy checks
- Issue assured short hold tenancies and other documents
- Complete a full inventory of everything in the property before we get a tenant in.
- Register the tenants deposit in the DPS scheme
- Collect rent then pay to yourselves
- Persue non-payment of rent and provide advice on rent arrears
- Issue legal notices
- Renew tenancies (fee's apply)
- Full repairs and maintenance service
- Change over utilities to the tenant
- Undertake periodic inspections to ensure that everything is set with the property
- Hold keys throughout the tenancy
- Carry out an end of tenancy check and report



Let only:

1 full month's rent + VAT (£300 minimum inc VAT)

This service includes the below:

- Rental appraisal to advise on the condition of the property, health and safety issues and advise on other related matters.
- Provide an applicant match service to find the perfect tenant. We also determine a marketing strategy including our website, Rightmove, newspapers and social media.
- Provide HD photo's of your property
- Accompanied viewings inc evening and weekends
- Comprehensive referencing and tenancy checks
- Issue assured short hold tenancies and other documents
- Collect initial month's rent and deposit
- Pass your details over to the tenant for further contact
- Deduct our fee's from your first rental payment
- Send you the deposit for you to pay into the DPS scheme (you will need to top this up to the correct figure as we take part of our fee's out of this)

Additional services

Fee's for repairs and maintenance

£ depends on works carried out

We at Manhattan Estates have our own team of contractors to complete works on your property for you. This means that you are getting the best price as we don't add any fee's on top of what you have to pay.

The repairs and maintenance service is available to all of our clients, not just managed properties. If you need any repairs completed then please speak to a member of staff.

