

Fees To Landlords

Letting Service Includes:

- Advise on market rent and necessary works/refurbishment/regulatory compliance required prior to letting
- Prepare letting particulars
- Arrange for an Energy Performance Certificate (if necessary)
- Write to prospective tenants on our database
- Advertise property on JHWalter and RightMove websites
- Arrange and accompany viewings (if required)
- Process tenancy applications
- Undertake credit, employment and 'Right to Rent' checks
- Prepare tenancy agreement
- Prepare inventory and schedule of condition
- Compile the Important Tenant Information Document
- Arrange for the signing of the tenancy agreement and collect the first month's rent
- Collect the deposit and submit it to the Deposit Protection Service (DPS) or equivalent

Fees to Landlord: Fee equal to one month rent plus VAT subject to a minimum fee of £900 including VAT

At the end of the tenancy:

- Attend the property to undertake an updated Schedule of Condition
- Negotiate between Landlord and out-going Tenant for any security deposit matters
- Arrange return of the deposit as agreed with the Landlord and Tenant through the DPS

Fees to Landlord: £300 including VAT

JHWalter provide a letting service only as outlined above
- we do not offer a management service.

Fees and costs to prospective Tenants

Fees required with each application: £42.60 including VAT per applicant

- Fees for credit referencing (identity, Right to Rent immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability)

Payments required by the successful applicant(s) prior to the commencement of the tenancy:

- **One month's rent in advance**
- **Security deposit which will broadly reflect the equivalent of 6 weeks rent**
Example: Rent £850 pcm x 12 = £10,200 / 52 = £196.15 x 6 = £1,176.92 - rounded to £1,175.

Additional fees and costs (not applicable to Lincoln Cathedral properties)

- **Tenant's contribution towards administration cost of £180 including VAT.**
Payable per lease to JHWalter

If applicable and charged:

- **Pet Deposit - returnable additional security deposit of £200 to cover the added risk of property damage**

JHWalter LLP lodge tenant security deposits with either the DPS (Deposit Protection Service) or the client's deposit scheme (if appropriate)

IF YOU HAVE ANY QUESTIONS ON OUR LETTING SERVICE OR FEES, PLEASE SPEAK TO A MEMBER OF THE TEAM

JHWalter LLP are regulated by the RICS (Royal Institution of Chartered Surveyors) | JHWalter LLP is an ARLA (Association of Residential Letting Agents) licensed member
JHWalter Client Money is regulated by the RICS (Royal Institution of Chartered Surveyors) | Independent redress is provided by Property Redress Scheme (PRS)