

# Landlord fees and additional services

Below is what's included in each of our landlord packages. You are able to add on additional services depending on your requirements.

Service	Tenant Find	Rent Collection	Fully Managed
<b>Completion fee</b>	£250 +VAT	£250 +VAT	£250 +VAT
<b>Management commission</b>	£0	8% +VAT	10% +VAT
Valuation/Market appraisal	✓	✓	✓
Compliance with related industry legislation	✗	✓	✓
Provision of Energy Performance Certificate*	£90+VAT	£90+VAT	£90+VAT
Provision of Gas Safety Certificate*	£90 +VAT	£90 +VAT	£90 +VAT
Provision of Electrical Installation Condition Report*	£200 +VAT	£200 +VAT	£200 +VAT
Provision of Legionnaires certificate	£90 +VAT	£90 +VAT	£90 +VAT
Rent and legal protection insurance and property damage insurance	✗	£25+VAT pcm	£25 +VAT pcm
Registration of the bond	✗	✗	✓
Comprehensive, professional floorplan	✓	✓	✓
Provision of to let board/s as required	✓	✓	✓
Provision of marketing materials including brochures & in-house photography. Online advertising across Crucible website, Rightmove Zoopla and OnTheMarket.	✓	✓	✓
Enhanced marketing package including brochure, professional photography and premium Rightmove, Zoopla and OnTheMarket listings. Social media advertising via Facebook, Instagram and TikTok to our thousands of followers.	£120 +VAT	£120 +VAT	£120 +VAT
Use of personal online platform providing instant access to accounts, property & tenancy information	✓	✓	✓
Internal marketing to our database of pre qualified prospective tenants	✓	✓	✓
Full qualification of applicants, arranging and carrying out all viewing	✓	✓	✓
Full tenancy referencing and provision of legal documentation required including right to rent checks	✓	✓	✓
Detailed, professional inventory and schedule of condition report	Price on application - varies depending on bedrooms		
Collection of deposit and first months rent	✓	✓	✓
Obtaining statutory declaration as required by the deposit protection service	✗	✗	£40 +VAT



	Tenant Find	Rent Collection	Fully Managed
Completion of move in appointment including Health and Safety tests required on the day	✗	✗	✓
Collection of rent	✗	✓	✓
Monthly payment of rent & monthly statements	✗	✓	✓
Provision of annual statement	✗	£30 +VAT	£30 +VAT
Arrears management	✗	✗	✓
Property inspections	✗	£60 per visit	✓
Management of all maintenance issues	✗	✗	✓
Periodic rent reviews	✗	✗	✓
Fixed term tenancy renewal	✗	£75 +VAT	£75 +VAT
Legal serving of notices	£75 +VAT	£75 +VAT	£75 +VAT
Guidance to landlord and support in legal proceedings	✗	✓	✓
Check out report	✗	£100 +VAT	✓
Deposit negotiation and dispute management	✗	✗	✓
Annual market appraisal of property value	£50 +VAT	£50 +VAT	£50 +VAT

In the above list, please note that anything with a \* is a mandatory requirement for renting out your property.

\*\* Other administrative charges may be applicable subject to agreement.

If you have any questions, please get in touch with our team on 0114 245 9696/01709 500 333 or by emailing [sales@cruciblehomes.co.uk](mailto:sales@cruciblehomes.co.uk)

