

## Which Johnsons letting service is best for you?

<u>Description</u>	<b>Tenant Find Only</b>	<b>from £295</b>	<b>Letting and Management</b>	<b>from £195 plus 7.5% of rent</b>
Initial Market Appraisal and advice	✓		✓	
Guidance on your responsibilities, duties and expectations as a Landlord	✓		✓	
Ordering an Energy Certificate where required, at the Landlord's expense	✓		✓	
Photography & descriptions for marketing (pro photography and floorplan optional)	✓		✓	
Advertising in town centre showroom and on <b>Rightmove</b> etc	✓		✓	
Arranging viewings, accompanied if requested (charge applies)	✓		✓	
Negotiation of tenancies with tenants	✓		✓	
Appraising and taking up references on tenants (charge applies)	✓		✓	
Right to Rent checks on tenants	✓		✓	
Arranging Gas Safety checks where required, at Landlord's expense	✓		✓	
Ordering an independent inventory and schedule of condition at Landlord's expense	✓		✓	
Preparation and signing of tenancy agreements	✓		✓	
Taking a security deposit from Tenant	✓		✓	
Lodging deposit with Deposit Protection Service (charge applies)	✓		✓	
Notify Council Tax Authority and utility companies of tenants names etc	✓		✓	
Paying net rentals to Landlord monthly			✓	
Periodic checks on home during tenancy			✓	
Arranging and managing repairs etc			✓	
Preparing and forwarding monthly rent statements			✓	
General guidance on basic income tax implications of letting			✓	
Serving notices to quit on tenants, where requested (charge applies)			✓	
End of tenancy check-outs re inventory (charge applies)			✓	
Schedules of dilapidations/damages where required			✓	
<b>Optional Rent and Legal Protection</b>			✓	<b>from 3% of rent (min £15 pcm)</b>