

# Bradleys

## ESTATE AGENTS

IS A PROPERTYMARK LICENSED MEMBER

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PROTECTED

### #LOOKFORTHELOGO

**CLIENT MONEY PROTECTION**  
(CMP) PROVIDED BY: PROPERTYMARK

**INDEPENDENT REDRESS**  
PROVIDED BY: TPOs



# FEES TO: LANDLORDS

[www.bradleys-estate-agents.co.uk](http://www.bradleys-estate-agents.co.uk)

## LEVEL OF SERVICE OFFERED:

### Fully Managed Service

15% (12.5% plus VAT) of monthly rent

Including:

- Extensive pre tenancy marketing
- Undertaking comprehensive tenant referencing & right to rent checks
- Preparation of an ingoing schedule of condition
- Drafting and assignment of a tenancy agreement
- Registration of tenant's deposit with an approved scheme
- Advise utility providers of change of occupation
- Collection of rent received providing a written statement
- Arrange routine repairs as instructed
- Post tenancy deposit administration
- Specialist advice and support from dedicated staff during the tenancy

### Tenant Find Service

12% (10% plus VAT) of 6 months' rent, subject to a minimum fee of £450 (£375 plus VAT)

Including:

- Extensive pre tenancy marketing
- Undertaking comprehensive Tenant referencing & right to rent checks
- Drafting and assignment of a tenancy agreement
- Collection of first months' rent providing a written statement
- Arrange collection and payment of the tenant's deposit to the landlord
- Provide tenant with method of ongoing payment of rent to landlord
- Specialist advice and support to the tenancy commencement
- Specialist advice and support from dedicated staff during the tenancy commencement

### Why Bradleys?

Bradleys offer a most comprehensive letting service to both inexperienced and seasoned Landlords throughout the South West. We utilise all the latest technology to promote your property to the widest possible audience to attract the most suitable tenants.

What makes us different is that we have a dedicated Property Management team to support our 33 office network to ensure as smooth a process and as professional a service as possible.

Additionally, in conjunction with independent referencing agency, 'Van Mildert', we undertake a pre-qualification process to establish the suitability of a prospective tenant before you are asked to decide whether or not to proceed to full referencing. For managed lets, we also operate an online maintenance reporting system for tenants allowing us to deal with matters swiftly and efficiently.

We are not average Letting Agent:  
Let us show you why!  
Please call us: 0333 0146 140

## Additional Non-Optional Fees and Charges

### Set Up Fee:

- Assess and agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on pre-letting suitability, refurbishment and cleaning requirements
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on Bradleys website and relevant property portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Prepare ingoing Schedule of Condition (Managed service only)

**Managed: £210 (£175 plus VAT) Tenant Find: £150 (£125 plus VAT)**

### Deposit Registration Fee (managed service only):

- Register landlord and tenant details and protect the security deposit with TDS, a Government authorised scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of teancy.

**£30.00 including VAT (£25 plus VAT)**