



BURNS ESTATES

EST.1971

Application Fee (For 1 Applicant only)	£300.00 including VAT
Application Fee (Per Additional Applicant)	£180.00 including VAT
Company Application Fee	£360.00 including VAT
Student Fee (Per person)	£250.00 including VAT
Guarantor Fee (per Guarantor)	£100.00 including VAT
Tenancy Renewal/Extension Fee**	£80.00 including VAT
Inventory Charge	See below – Per Property
Check Out Charge	See below – Per Property

Tenants Fee's (2016)

Inventory

Property Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
Unfurnished	£55.00	£65.00	£75.00	£80.00	£85.00	£100.00	£105.00	£115.00
Furnished	£60.00	£70.00	£80.00	£85.00	£90.00	£105.00	£110.00	£130.00

Checkout

Property Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
Unfurnished	£50.00	£55.00	£65.00	£70.00	£75.00	£85.00	£95.00	£105.00
Furnished	£55.00	£60.00	£70.00	£75.00	£80.00	£90.00	£100.00	£115.00



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**Landlords Fee's (2016)
Inclusive of VAT**

**Fully Managed Service – 10% monthly fee
and £234.00 set up fee**

This service includes the following:

- Tenant Selection and interview
- Credit check and background check
- Referencing (Employment and previous Landlord)
- Transferring of the utilities and management
- Monthly rent collection and allocation
- Monthly statements of account
- Three monthly inspections (detailed report provided to Landlord)
- Management of maintenance at the property throughout the tenancy
 - Ensuring the renewal of any safety checks i.e Gas Safety
 - Dealing with all tenant queries throughout the tenancy
 - Dealing with the deposit return at the end of the tenancy
 - Arranging works between tenancies as required
- Preparation of the Tenancy Agreement (Separate charge)
- Preparation of the inventory/check out (Separate charge)
 - Lodging of the deposit (Separate charge)

**Rent Collection Service – 8% monthly fee
and £234.00 set up fee**

This service includes the following:

- Tenant Selection and interview
- Credit check and background check
- Referencing (Employment and previous Landlord)
- Monthly rent collection and allocation
- Monthly statements of account
- Preparation of the Tenancy Agreement (Separate charge)
- Preparation of the inventory/check out if required (Separate charge)
 - Lodging of the deposit if required (Separate charge)

**Tenant find service – 50% of the first month's rent (Minimum charge of £500.00)
one off fee**

This service includes the following:

- Tenant Selection and interview
- Credit check and background check
- Referencing (Employment and previous Landlord)
- Preparation of the Tenancy Agreement
- Preparation of the inventory/check out if required (Separate charge)
- Lodging of the deposit if required (Separate charge)

Additional Charges:

Preparation of the Tenancy Agreement: £96.00

Lodging of the deposit (Fully Managed): £20.00

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Preparation of the Tenancy Agreement: £96.00

Lodging of the deposit (Fully Managed): £30.00

Lodging of the deposit (Rent collect/Let only): £54.00

Renewal fee (Fully Managed and Rent collect): £150.00 (Negotiation of renewal, rent increases, preparation of Tenancy and re-lodging of deposit)

Renewal fee (Let only): 40% of the first month's rent (Minimum charge of £400.00)

Management fees (For Let only / Rent Collect) - £60.00 per visit

Inventory:

Property Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
Unfurnished	£55.00	£65.00	£75.00	£80.00	£85.00	£100.00	£105.00	£115.00
Furnished	£60.00	£70.00	£80.00	£85.00	£90.00	£105.00	£110.00	£130.00

Check out:

Property Type	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
Unfurnished	£50.00	£55.00	£65.00	£70.00	£75.00	£85.00	£95.00	£105.00
Furnished	£55.00	£60.00	£70.00	£75.00	£80.00	£90.00	£100.00	£115.00