

LANDLORD'S FEES GUIDE



Due to the expertise in our department and in order to provide the best service, Park Lane Investment Properties Ltd, t/a The Park Lane Group, only offers a fully managed lettings service for Landlords.

This fully managed service is available at a maximum of 20% of the rent (VAT not applicable) plus any charges at cost. Our rate is negotiable upon application.

Our service includes:

- Market appraisal to establish the rental value
- Assessment & advice on any applicable licensing schemes
- Property marketing, inc. online exposure via Rightmove and The Park Lane Group website & fully accompanied viewings
- Tenant application processing & set-up of initial tenancy
- Provision of all documentation for tenant in accordance with current legislation & regulatory requirements
- Deposit protection
- Check-in & check-out video & photographic inventories
- Liaison with utilities & local authorities
- Credit control service for the duration of the tenancy
- Full management as keyholder for regulatory & statutory Health & Safety inspections
- Management of maintenance contractors, inc. but not limited to products under warranty
- Six-monthly mid-tenancy inspections
- Tenancy renewal
- Pre-vacation inspections & management of end of tenancy move-out process
- Disbursement of the deposit upon tenancy cessation

The Park Lane Group team is qualified and experienced. We continuously monitor Government regulations and legislation and will advise the Landlord on compliance matters as required as part of our professional service.



Park Lane Investment Properties Ltd hold client money protection for our landlord and tenant clients with **Client Money Protect** – www.clientmoneyprotect.co.uk and independent consumer redress with **The Property Redress Scheme** – www.theprs.co.uk

Park Lane Investment Properties Ltd. Registered in England No: 2928806. Park Lane Homes (South East) Ltd. Registered in England No: 04032168. Park Lane Developments (South East) Ltd. Registered in England No: 2968496. Park Lane Partnership Ltd. Registered in England No: 09438857. Park Lane Properties, Park Lane Residential Lettings. Registered Address of Limited Companies: Park Lane House, 141-145 Bohemia Road, St. Leonards on Sea, East Sussex TN37 6RL