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Kent & England star
James Tredwell

Additional set up costs for prospective landlords

Safety Checks

Gas Safety Certificate (yearly)	£55	} Combined price £75
Boiler Service (yearly)	£60	
EPC (valid for 10 years)	£50	
Electrical condition report (valid for 5 years)	£160-£300	
PAT testing for any appliances (yearly)	£1.95 per item (up to 20) £1.45 per item (over 20)	
Legionella risk assessment	} £130 plus £20 to supply & fit each smoke/carbon unit £35 to supply & fit a fire blanket	
Fire Safety Report to comply with the Smoke and Carbon Monoxide Regulations plus hazard report advice of property		

Inventory & record of condition approx. £100.00

A professional independent report is essential for a property under our management and strongly advised for our Tenant Find & Tenancy Set Up service.

Rent and legal warranty

£109 per annum (up to £999 rent)
£169 per annum (up to £1499 rent)
£219 per annum (up to £1999 rent)

We strongly advise you to take out rent and legal warranty just in case any unforeseen circumstances result in rent arrears or a breach of the tenancy requiring eviction. Cover includes:

Eviction service

For any provable breach of the assured shorthold tenancy. £100,000 of legal cover.

Rent arrears

Claims process can start 1 month after first arrears.

Rent arrears claim up to £50,000 (total). £8,333 per month max.

To qualify for this service tenants must be referenced through Rent4sure, be managed by us and have a UK guarantor if international. They must also have an assured shorthold tenancy agreement, a minimum of one months' deposit and pay the rent before tenancy starts all of which is our standard practice.