

JS Landlord Fees & Services

	Tenant Find 10% + VAT (12% incl. VAT) of the first 6 months' rent (minimum fee £600 incl. VAT)	Rent Collection 8% + VAT (9.6% incl. VAT) (£300 incl. VAT set-up fee)	Full Management 10% + VAT (12% incl. VAT) (£300 incl. VAT set-up fee)
Free rental valuation & advice	✓	✓	✓
Accompanied viewings	✓	✓	✓
Online advertising (Rightmove/ On The Market/JS Website)	✓	✓	✓
Tenant Referencing (per tenant)	£72 incl. VAT	✓	✓
Right to rent checks	✓	✓	✓
Tenancy Agreement	✓	✓	✓
Deposit Protection Facility	+	+	+
Deposit Alternative Scheme	+	+	+
Energy Performance Certificate (EPC)	+	+	+
Gas Safety Certificate	+	+	+
Inventory	+	+	+
Rent & legal protection cover	+	+	+
'My JS' online portal (24/7 access)	✓	✓	✓
Monthly landlord statements		✓	✓
Rent reviews		✓	✓
Renewals	+	+	+
Annual income & expenditure reports (on request)		✓	✓
Rent arrears & recovery		✓	✓
Serve all legal notices		✓	✓
Tenant checkout service & report		✓	✓
Deposit reconciliation		✓	✓
Property inspections & report			✓
Arranging wear & tear/damage remedial work			✓

✓ Included + Available at an additional cost (see below)

Inventory

No. of bedrooms	Unfurnished	Fully/Part Furnished
Studio	£120 incl. VAT	Quotation available upon request
1 bed	£144 incl. VAT	
2 bed	£156 incl. VAT	
3 bed	£180 incl. VAT	
4 bed	£192 incl. VAT	
5 bed	£216 incl. VAT	

Rent & Legal Protection

We can arrange rent & legal protection for a fixed sum of £330 incl. VAT

Other Additional Expenses

Item	Cost
Renewal Fee	£120 incl. VAT
EPC	£144 incl. VAT
Gas Safety Certificate	£120 incl. VAT
Deposit Protection Facility	£54 incl. VAT per annum
Deposit Alternative Scheme	£54 incl. VAT per annum
Electrical Installation Condition Report (EICR)	Quote available on request



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