

Pebble Mountain Properties Limited - Fee Structure for Landlords

Before we start, we shall need to ensure that you are registered as a Landlord under the Private Landlord Registration Scheme (Scotland). You can do this at www.landlordregistrationscotland.gov.uk. We cannot do this for you unfortunately. We shall need your registration number before we can market your property.

Please remember to inform the local authority that you have instructed Pebble Mountain Properties to act as your Letting Agent. They will require our Registration Number which is - **LARN1903027**

	Full Management	Tenant Finding Service
The two main services provided include -		
• Initial (and subsequent reletting) Fee to cover Marketing, etc -	£250.00	£95.00
• Commission Charged -	10% of rent pcm	75% of first month's rent
• Advice on Legal Compliance and Potential Rent -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Photographs and Marketing onto Website and Online Portals -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Accompanied, individual viewings (evenings and weekends included) -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Provide Application and where appropriate, Guarantor Forms -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Reference and ID Checks -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Prepare Lease Agreement Form with relevant copies -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Receive Deposit and lodge with Tenancy Deposit Scheme -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Notify relevant Council Tax dept of change of occupancy -	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
• Collect Rent and forward to Landlord (minus Commission) -	<input checked="" type="checkbox"/>	
• Carry out regular inspections of the property -	<input checked="" type="checkbox"/>	
• Receive all maintenance enquiries from Tenant -	<input checked="" type="checkbox"/>	
• Arrange for Contractors to visit for necessary repair work -	<input checked="" type="checkbox"/>	

Contract Work/Repairs/Maintenance – Contractor's Invoice + 10%
 Inventory Check and Report – Per Check (Minimum Fee - £85.00)
 (Should be carried out at start **and** end of every tenancy) – Unfurnished 12% of Monthly Rent
 Part or Fully Furnished 15% of Monthly Rent

Tenant Credit Check - £ 50.00

Do you have all the necessary certificates and detectors required as a landlord?

If not, we can arrange this for you with qualified contractors.

1. Energy Performance Certificate (Every 10 years) From -	£125.00
2. Gas Safety Certificate and Boiler Service (Annual Requirement) From -	£145.00
3. Electrical Installation Condition Report (Every 5 years) From (2 bed) -	£195.00
4. Portable Appliance Testing – Up to 20 Items (Annual Requirement) -	£ 80.00
5. Legionella Risk Assessment From -	£ 95.00
6. CO (Carbon Monoxide) Detector 5 year Lithium Ion Smart -	£ 45.00 each
7. Smoke Detector Mains/Battery Back-Up Installation From -	£178.00 each
8. Heat Detector (Mandatory in Kitchens) Mains/Battery Back-Up From -	£178.00 each
9. Multi Sensor Detector (Heat and Smoke for open plan kitchens) From -	£210.00

Services offered out-with Management and Tenant Finding

Tenant Application Forms Sent/References Checked and PRT Completed and Sent -	£ 95.00
'Notice to Leave' served to Existing Tenant -	£ 75.00
Vacant Property Inspection/Unexpected Call-outs Aberdeen City -	£ 60.00 per visit
Aberdeenshire -	£ 75.00 per visit

Pebble Mountain Properties Limited is not VAT registered

Jan 20

