



Let only service

- Free rental appraisal (no let no fee*)
- Marketing of the property (including letting board)
- Advertise on our website
- Proactively market the property
- Full tenant referencing including employment and credit checks
- Prepare tenancy agreements
- Complete the standing order mandate for the monthly rent
- Conduct of accompanied viewings
- Collection of first months' rent and security deposit
- Advise on safety regulations for gas, electricity and security
- Advise on appropriate insurance

Our initial letting fee is half a months rent plus **VAT**

	Let Only
Move in Inventory	Unfurnished £60
	Furnished £90
Inventory check out/Dilapidation report	£54
Duplication and test of keys	£6 each min
Electrical Inspection (5yearly) all certificates supplied	£150
Electrical PAT testing	£3.36 per item
Fire alarm and secondary lighting testing	TBA
Detailed refurbishment/contractor management & costs	£120 + 10% of the refurbishment cost
Insurance works management	10%
Issuing of Notice to seek possession	£72
Tenant Holding Deposit (part of first month rent)	£200
Issue Tenancy agreements	£66
Standing order mandates	£30
Request for meter reading	£30
Redirection of mail	Cost of postage plus £12
Administer the deposit into Deposit Protection Service (DPS)	£66
Inspection of property	£54

McLean Property Services
387 Aspley Lane, Aspley, Nottingham, NG8 5RR

Gas Safety Inspection certificate	£72
Landlord refusing approved referenced applicants	£276
Landlords refusing OK applicants withdrawal fee	£240
Landlord terminating contract after new tenancy agreement signed	
EPC	£78
Emergency Call out (for access)	£30
Late Rent Fee	