

## Welcome to Appleby's Estate Agents Professional lettings & Property Management.

Letting your property should be a smooth and stress-free process. At Appleby's we are here to guide you every step of the way. Below is a breakdown of our landlord fees and key information.

**(All fees are subject to VAT at the current rate of 20%)**

### Our Landlord Services & Fees

Fully Managed Service  
10% of the monthly rent + VAT

### Tenant Find Only Service

75% of one month's rent + VAT  
Minimum charge: £500 + VAT (£600 total)

### One-Off Charges

Landlord withdrawing after tenant referencing has begun £150 + VAT (£180 total)

### **Ready to let?**

We will help ensure a smooth and legal rental process, landlords must provide the following documentation:

Energy Performance Certificate (EPC) -Required by law for all rental properties.

Gas Safety Certificate- Mandatory for properties with gas appliances.

Legionella risk Assessment.

Electrical Safety Certificate- Ensures the property meets electrical safety standards.

Right to Rent Checks -Verification of tenant eligibility.

Tenancy Agreement - A legally binding contract for both landlord and tenant.