



# FULLY MANAGED SERVICE

**Full Management Service** - A setup fee for a new tenancy of one month's rent (incl. VAT) of the first month's rent received (subject to a minimum £360 incl. VAT), deducted by the Agent, thereafter a monthly commission of 12% (incl. VAT) of the rent received

The fees under the above services are payable when any individual or organisation enters into an agreement to rent the Property as a result of our promotion, introduction, or viewing by the Agent.

**To Include:**

- Lettings appraisal advising on current market rent
- Full advertising campaign using our existing database of tenants and online portals
- Accompanied viewings
- Tenant referencing to include Right to Rent checks and Immigration Act 2014
- Rent guarantee for initial fixed 6-month term
- Production of professionally endorsed assured shorthold tenancy agreement
- Comprehensive inventory service to TDS compliance
- Arranging landlords' obligations under current safety legislation such as gas safety record, EPC, smoke alarms, etc...
- Interface with utility companies and council tax departments
- Rent collection and rent reviews
- Repair and maintenance management
- Arranging annual maintenance requirements
- Property condition inspections
- Collection and certification of security deposit
- Bowen Son and Watson is licenced under Rent Smart Wales
- Landlord portal to access maintenance and accounting records
- Collection of taxes for overseas landlords
- Management of rent arrears
- Service of legal Notices if required
- Check-Out Service
- End of tenancy management

**Optional Charges:**

Professional hourly rate - Charged when required to carry out any additional services, this is dependent on the nature of the services required (subject to a minimum fee at £60 incl. VAT)

Tenancy Renewal Fee	£120 (incl. VAT)
Major works fee for works over £500	12% (incl. VAT) of the invoice total

VAT is payable at the prevailing rate (currently 20%) on all our fees. In accordance with consumer legislation it is quoted as included in the prices stated above. All fees are subject to change. We may also receive commissions from Contractors, Insurance companies, Referencing companies, Utility providers and others

Bowen Son and Watson is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen Son and Watson is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

A copy of our Clients Complaint Procedure and Equality Policy are available on our website or by request.