

NEA Lettings we provide our clients a tailored service to meet their needs, these are our standard prices which all include VAT.

PLATINUM 'Fully managed plus rent protection'	15% of the rent for the first year £300 fee in the first month to cover tenancy set up
GOLD 'Fully managed'	12% of the rent for the first year £300 fee in the first month to cover tenancy set up
SILVER 'Rent collection'	9% of the rent for the first year £300 fee in the first month to cover tenancy set up
BRONZE 'Find a tenant'	7.5% of the rent for the first year



Additional Service Charges:

Tenancy set up includes the following: Assured Shorthold Tenancy Agreement (AST) Deposit Registration with a government registered scheme Up to 2 reference checks Right to rent check per person (legal requirement) – 2 references	
Assured Shorthold Tenancy Agreement (AST)	£150.00
Deposit Registration with a government registered scheme	£75.00
Reference Check per person	£50.00
Right to rent check per person (legal requirement)	£25.00
Rent protection policy for properties up to £2500pcm (Platinum, Gold & Silver clients only)	£300.00
Rent protection policy for properties above £2500pcm (Platinum, Gold & Silver clients only)	£400.00
Tenancy Renewal or section 13 notice (Platinum & Gold clients)	£120.00
Tenancy Renewal or section 13 notice (Silver & Bronze clients)	£150.00
Issue notice possession (section 21) or rent arrears (section 8) (Platinum & Gold clients)	£90.00
Issue notice possession (section 21) or rent arrears (section 8) (Platinum & Gold clients)	£150.00
Property Inspection with written report (Silver & Bronze clients)	£150.00
Landlord Gas safety certificate (needed annually)	£90.00
Landlord Gas safety certificate with service (needed annually)	£130.00
Electrical Condition report (starting price)	£180.00
Energy Performance Certificate	£99.00
House of Multiple Occupation (HMO) additional visits. These are dependent on the number of 'conditions' associated with your License and are usually required for alarm tests and checks of communal areas.	£50 per visit
Non-Resident Landlord Scheme Fee for tax retention and completion of documentation required by HMRC	£60.00 per quarter
Wait at property (fee is for up to two hours)	£90.00
Attendance at Court or any Tribunal	£500 per day or part thereof
Redirection of mail overseas	£25 plus cost of postage
Printing and posting of statement	£5 per statement
Obtaining estimates and supervision of major works	10% of cost of work over £1000

Nicholas Estate Agents & NEA Lettings

7 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

Tel: 0118 948 4040 www.nicholas1882.co.uk Email: sp@nicholas1882.co.uk

 @CavershamAgent  Nicholas Estate Agents & NEA Lettings

Registered address: 1 Foley Place, Common Road, Claygate, Esher, Surrey KT10 0HU. Company Number: 089044324

