



Peter Barry
working harder for you

946 Green Lanes
Winchmore Hill
London N21 2AD

Tel: 020 8360 4777
info@pbea.co.uk
www.pbea.co.uk

Letting Services

	Let Only	Rent Collect	Fully Managed
Marketing	✓	✓	✓
Introducing a tenant and negotiating terms	✓	✓	✓
Arranging tenant references & Right to Rent checks *chargeable see Compliance Fee	✓	✓	✓
Collect 1 month rent and 1 month deposit* *as standard	✓	✓	✓
Arranging signed AST *chargeable see Compliance Fee	✓	✓	✓
Arranging Check In Inventory *chargeable see Optional Services	✓	✓	✓
Transferring utilities (where applicable).			✓
Registering deposit with Deposit Protection Services *chargeable see Compliance Fee	✓	✓	✓
Collect & remit rent as per terms of tenancy agreement		✓	✓
Pursue non-payment of rent & provide advice on rent arrears actions		✓	✓
Arranging Rent Guarantee *chargeable see Optional Services	✓	✓	✓
Client accounting with statement of rent paid, invoices paid and fee deductions.		✓	✓
Arranging EPC *chargeable see Additional Fees	✓	✓	✓
Arranging annual Gas Safety Certificate *chargeable see Additional Fees	✓	✓	✓
Undertake 2 annual property inspections & supply report			✓
Negotiating renewals	✓	✓	✓
Arranging repairs and maintenance			✓
Arranging check out process			✓
Administering the deposit return via DPS *chargeable see Optional Services	✓	✓	✓



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Letting Fees

	Let Only	Rent Collect	Fully Managed
Fees	8% + VAT / 9.6% inclusive of VAT Payable at the outset of each fixed term	8% + VAT / 9.6% inclusive of VAT - Payable at the outset of each fixed term	12.5% + VAT / 15% inclusive of VAT* - Payable monthly *3 months free (terms & conditions apply)

Additional Fees

	Let Only / Rent Collect	Fully Managed
Compliance Fee	£90 inclusive of VAT	£90 inclusive of VAT
Withdrawal by Landlord	Equivalent to one week's rent plus 20% VAT	Equivalent to one week's rent plus 20% VAT
Gas Certificate	£84 inclusive of VAT	£84 inclusive of VAT
Energy Performance Certificate	£120 inclusive of VAT	£120 inclusive of VAT
Smoke Alarm Inspection	£77 inclusive of VAT	£77 inclusive of VAT
Smoke Alarm – Supply & Fit	£72 inclusive of VAT	£72 inclusive of VAT
Carbon Monoxide Alarm – Supply & Fit	£66 inclusive of VAT	£66 inclusive of VAT



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Optional Services

	Let Only / Rent Collect	Fully Managed
Check In Inventory	£100 inclusive of VAT (dependant on size of property).	£100 inclusive of VAT (dependant on size of property).
Check Out Inventory	£100 inclusive of VAT (dependant on size of property).	£100 inclusive of VAT (dependant on size of property).
Rent Guarantee	£200 plus VAT / £240 inc VAT based on 2 tenants. £60 inc VAT for each additional tenant.	£200 plus VAT / £240 inc VAT based on 2 tenants. £60 inc VAT for each additional tenant.
Arrange Check Out	N/A	Included for Managed Service
Prepare and administer claims against deposit.	£180 inclusive of VAT	Included for Managed Service
Prepare and administer documents for disputed claims.	£180 inclusive of VAT	Included for Managed Service
Preparation of Statutory Declaration	£72 inclusive of VAT	£10 (Legal Fees)
Property Inspections	£90 inclusive of VAT	£90 inclusive of VAT
Annual Summary Statement	£72 inclusive of VAT	£72 inclusive of VAT
Attendance to Court	£90 inclusive of VAT per hour	£90 inclusive of VAT per hour
Administration for arranging, inspecting and reporting on works over £1000	12% inclusive of VAT of the cost of works	12% inclusive of VAT of the cost of works

CLIENT MONEY PROTECTION – Peter Barry is a member of RICS Client Money Protection (CMP) Scheme. This membership ensures maximum protection for clients should an agent misappropriate their rent, deposit or other client funds.

TENANCY DEPOSIT – Peter Barry register dilapidation with the Deposit Protection Service.

<https://www.depositprotection.com/>

REDRESS SCHEME - Peter Barry is a member of The Property Ombudsman Scheme.

<https://www.tpos.co.uk/>