



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

Peter Barry Letting Services

	Let Only	Rent Collect	Fully Managed
Marketing	✓	✓	✓
Introducing a tenant and negotiating terms	✓	✓	✓
Arranging tenant references	✓	✓	✓
Preparing legal documentation	✓	✓	✓
Arranging inventory* *chargeable to tenant for move in	✓	✓	✓
Collect 1 month rent and 1 month deposit* *as standard	✓	✓	✓
Protect deposit with Deposit Protection Services	✓	✓	✓
Transferring utilities	✓	✓	✓
Collect & remit rent as per terms of tenancy agreement		✓	✓
Pursue non-payment of rent & provide advice on rent arrears actions		✓	✓
Rent Guarantee	Additional cost	Additional cost	Additional cost
Client accounting		✓	✓
Booking EPC	✓	✓	✓
Booking annual gas safety certificate	✓	✓	✓
Negotiating renewals	✓	✓	✓
Arranging repairs and maintenance			✓
Paying contractors & invoices			✓
Undertake 2 annual property inspections & supply report			✓
Arranging check out process			✓



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Peter Barry 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
Additional Property Inspections	£90 inc VAT	£90 inc VAT
Withdrawal by landlord	One week's rent plus 20% VAT	One week's rent plus 20% VAT
Prepare & administer claims against deposit	£180 inc VAT	Included
Prepare & administer documents for disputed claims	£180 inc VAT	Included
Annual summaries	£60 inc VAT	£60 inc VAT
Administration for arranging, inspecting and reporting on works over £1000	12% inc VAT of the cost of works	12% inc VAT of the cost of works
Attendance to court	£90 inc VAT/hour	£90 inc VAT/hour



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Optional Services

	Let Only / Rent Collect	Fully Managed
Rent Guarantee (provided by Van Mildert)	£240 inc VAT for 2 tenants. £60 inc VAT per additional tenant	£240 inc VAT for 2 tenants. £60 inc VAT per additional tenant
Gas Certificate (yearly)	£84 inc VAT	£84 inc VAT
Gas Certificate & Service	£144 inc VAT	£144 inc VAT
EPC	£120 inc VAT	£120 inc VAT
Carry out smoke alarm inspection	£77 inc VAT	£77 inc VAT
Smoke alarm – supply & fit	£82 inc VAT	£82 inc VAT
Carbon monoxide alarm – supply & fit	£77 inc VAT	£77 inc VAT
Check out (payable to inventory clerk)	Starting from £100 inc VAT	Included

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/>