



Landlord services

When choosing to move your property to Uniek Residential Limited we offer two packages, a **management service** and a **let only service**.

Below are lists of the services included in each package:

Services	Management	Let Only
Visiting the property to assess the potential rental income	*	*
Performing accompanied viewings	*	*
Extensive advertising via various methods	*	*
Tenant Selection including: 2 forms of ID, Employers and Landlords references, Guarantor forms and Credit Checks where necessary.	*	*
Preparing and signing of all legal documentation	*	*
Collection of deposit	*	*
Providing the Landlord with all signed legal documentation	*	*
Checking Tenant into the property including joint meter readings	*	
Bond protection	*	
Regular Inspections	*	
Rent collection	*	
Maintenance and Repairs	*	
Monthly Management Statements	*	
24 Hour emergency call out service	*	

Deposit deduction advice	*
Utilities set up and informing Council Tax Office	*
Tenant Check out and Final Inspection	*



Schedule of fees

All fees shown below are inclusive of VAT at the current rate (20%), unless stated otherwise.

Fee	Amount
Letting only fee	90% of first month's rent (inc. VAT)
Management fee	13.2% of monthly rent (inc. VAT)
Bond protection	£48.00 (inc. VAT)
Energy Performance Certificate	£114.00 (inc. VAT)
Gas Safety Certificate	£90.00 (inc. VAT)
Electrical & Fire Certificate	£144.00 (inc. VAT)
Independent Inventory	£96.00 – £252.00 (inc. VAT, depending on size)*
Maintenance service fee	24% of the total invoice (inc. VAT)
Late invoice fee	Statutory interest at 8% above the Bank of England base rate, plus fixed compensation of £40–£100 (depending on debt size), charged on overdue invoices under the Late Payment of Commercial Debts (Interest) Act 1998. Not subject to VAT.
Termination by agent (landlord in breach of contract)	90% of one month's rent (inc. VAT)
Termination by landlord, with notice (where notice spans two tenancies)	60% of one month's rent (inc. VAT)
Termination by landlord, without notice	90% of one month's rent (inc. VAT), discounted by any letting fee already paid

**Independent Inventory pricing shown assumes the original range was quoted exclusive of VAT — please confirm and amend if incorrect.*

Business Safeguards

Uniek Residential Limited holds the following business safeguards:

- Client Money Protection: SAFEagent – Membership/Policy No: A7036
- Redress Scheme: The Property Redress Scheme – Membership No: PRS019116
- Professional Indemnity Insurance: AXA Insurance – Policy No: AC SPI 4341539

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