

Our Fees

LET & MANAGED - 11%

Market the property, find you a suitable tenant, conduct viewings and referencing, fully manage the property for the duration of the tenancy, rent collect on your behalf.

LET ONLY - INTRODUCTION - 9%

Market the property, find you a suitable tenant, conduct viewings and referencing.

PROFESSIONAL PHOTOGRAPHY - £99

This includes a floor plan, virtual tour and Photos.

TENANCY DEPOSIT SCHEME - £24 (TDS)

The Tenancy Deposit Scheme has been established under the Housing Act 2004. It requires landlords to register details of the start and end of all Assured Shorthold Tenancies. Magicbrick ask for a 1 month dilapidation deposit so you as a landlord can be covered.

ENERGY PERFORMANCE CERTIFICATE (EPC) - £80

We can help with a fully licensed and BRE qualified company to carry out this service. Properties must not be placed on the market to let without an Energy Performance Certificate (EPC).

P.A.T TESTING - £110

Portable Appliance Testing is recommended by insurance companies on all let properties. We include complementary plug changing with the P.A.T test if required. The cost of a P.A.T Testing would be £110 for up to 15 items and £5 per additional item thereafter.

SMOKE ALARMS - £30

Should you want us to provide a smoke and carbon monoxide alarm for you, we can do so at £30.00 each alarm, including installation. Should you require additional alarms, these will be charged at £30.00 per additional alarm.

PROFESSIONAL INVENTORY - £180

Quotes can be higher or lower dependent on number of rooms. Please note, larger and heavily furnished properties may incur a surcharge. Professional service provided by a 3rd party.

INSPECTION

We can undertake regular inspections of your property. The first will be within the first six months of the tenancy and periodically thereafter. Should the Landlord wish to inspect the property periodically, this can be arranged through our office. You can instruct us to arrange additional visits at the cost of £25 per additional visit. Please note that we do not check appliances as part of the Inventory process. This should be covered by any Electrical or Gas Safety engineer.

EICR - £140

An EICR is an Electrical Installation Condition Report. It is a formal document that is produced following an assessment of the electrical installation within a property. It must be carried out by an experienced qualified electrician or approved contractor. It is a legal requirement to have this report prior to a tenancy.

GAS SAFETY CERTIFICATE - £80

Regulations state that landlords must only use a Gas Safe registered engineer for maintenance and safety checks on gas equipment they own and provide for tenants use in domestic premises.

RENT GUARANTEE

At Magicbrick we offer our landlords a Rent Guarantee service from 1 - 3 years. Magicbrick can also arrange rent guarantee insurance on behalf of our landlords by a 3rd party.

