



**SALES · LETTINGS · MANAGEMENT · MORTGAGES**

Park House (4<sup>th</sup> Floor) 22 Park Street Croydon CR0 1YE  
+44 (0)20 3326 0436 · [www.MujiFat.com](http://www.MujiFat.com) · [info@muji-fat.com](mailto:info@muji-fat.com)

## **SERVICES WE PROVIDE**

### **Finding a Tenant**

#### **Let Only Service**

- Marketing your property to the likely rental income using our expert knowledge of the area.
- Carrying out accompanied viewings
- Obtaining full tenant references, including Credit Checks / Employer and Landlord Referencing.
- Preparing tenancy contracts and all supported documents i.e. How to Rent / Protecting the tenants deposit & Other

#### **Let Only and Rent Collection Service**

- As above > Let Only Service + We will collect the rent in accordance with the terms of the tenancy agreement.
- Forwarding the rent less any fees/expense due per calendar month.

#### **Property Management Service Inc. Rent Warranty\***

- Our Management Service includes all the provisions and terms of the Let Only Service in addition to those detailed below
- Arranging utility metre readings and transferring contracts to the utility companies
- Maintenance and repairs, arranging contractors and quotes whilst supervising the works
- As well as transferring rent received, less fees & any expenses, you will receive monthly statements and a statement of account
- Dedicated accounts manager
- Full property inspections twice a year

**FULL TERMS AND DETAILS ARE AVAILBLE ON REQUEST - PLEASE CALL OUR LETTINGS TEAM FOR FURTHER DETAILS**

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#### **+ \*RENT WARRENTY**

- Rent protection from day 1 of any rental arrears
- Rent payable until vacant possession
- Legal cost to obtain possession of the property if the tenant fails to pay the rent
- Total claim limit £50,000.00
- Full legal protection for when the tenant fails to vacate at the end of the tenancy

**Please contact us for further information or details.**





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**FEES & EXPENSES TO LANDLORD (NOT VAT Registered)**

**Let Only Service**

**7% Annual Fee**

This payment will be deducted from the advance rent received / or payable after your tenant sign up  
*\*Example of Percentage % cost: If your property is Let for £1,000 per month, you will pay a annual fee of 7% = £840.00  
However, should the let price be higher or lower than the asking price, your commission fee will be correspondingly higher or lower.*

**Renewal**

**5% Annual FEE**

This payment will be invoiced to you in Advance (with the tenancy renewal agreement)  
EXAMPLE: If the monthly rent was £1000, then the (renewal) fee would be £600

**RENT Warranty\* (Can be renewed annually)**

**£150.00**

(PLEASE ASK US FOR ADDITIONAL INFORMATION OR REFER TO THE PHEMPLET FOR FURTHER DETAILS)

**Let Only and Rent Collection Service**

**9% per month**

*\*Example of Percentage % cost: If your property is Let for £1,000 per month, you will pay a monthly fee of 9% = £90.00 This will be deducted from the monies received and £910.00 will therefore be transferred to you. However, should the let price be higher or lower than the asking price, your commission fee will be correspondingly higher or lower.*

**Management Service\***

**12%\* per month**

Inc. Rent Warranty \*+ NO ADDITIONAL/INITIAL LET FEE CHARGED >> just an initial One OFF Administration Set up charge  
£150.00 inc. contracts

EXAMPLE: If the monthly rent was £1000, then the fee to be deducted per month would be £120

**Other Fees**

**CHECK IN/ INVENTORY FEE:**

**£ variable (this is a 3rd party fee)**

Inventory check out fees are dependent on factors such as the number of bedrooms and if the property is furnished or unfurnished - please contact us to discuss fees.

**CHECK OUT FEE:**

**£ variable (this is a 3rd party fee)**

Inventory check out fees are dependent on factors such as the number of bedrooms and if the property is furnished or unfurnished - please contact us to discuss fees.

**ENERGY PERFORMANCE CERTIFICATE**

**£75.00**

**GAS SAFETY CERTIFICATE (PER ANNUM / RENEWAL)**

**£75.00**

**ELECTRICAL SAFETY CERTIFICATE**

**£ variable (this is a 3rd party fee)**

**SECURITY DEPOSIT PROTECTION REGISTRATION**

**£NIL NO CHARGE**

**PROPERTY INSPECTIONS**

**£30.00**

(LET ONLY / when instructed - otherwise 2 are included with the management annually)

**SECTION 21 NOTICE**

**£50.00**

**SECTION 8 NOTICE**

**£80.00**

**COURT APPEARANCE & OTHER**

**£ CASE BY CASE**

**WORKS OVER £1,000.00+ MAJOR WORKS CO-ORDINATION FEE**

**10% CHARGE**

**CONSULTANCY WORK / PROJECT MANAGEMENT**

**£ CASE BY CASE**

Please do not hesitate to ask us to explain any of the above to you.

**Mujifat do not have Client Money Protection**

