



Let Peter Joy take care of your family home or investment.

PETER JOY

Sales & Lettings

We will show you how stress free the letting process can be.

We only recommend tenants who we would have in our own homes.

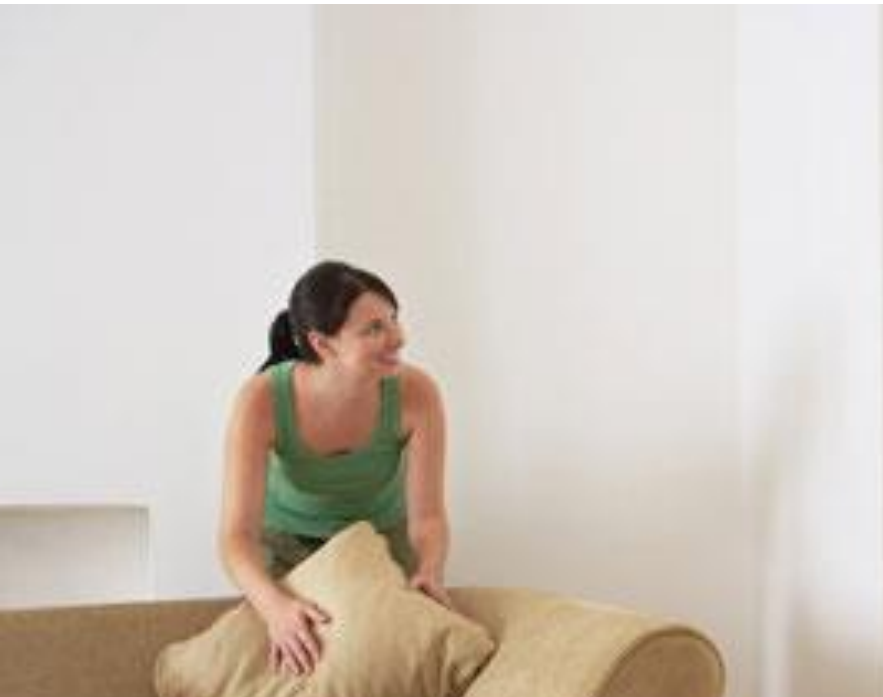




CLIENT MONEY PROTECTION
(CMP) PROVIDED BY: **ARLA**



INDEPENDENT REDRESS
PROVIDED BY: **TPOs**



Choice of Letting Service

Introduction/Tenant Find Service

84% inc VAT (70% + VAT) of agreed PCM rental amount

Services included in the above fee:

- We will visit the property to advise you on the rent you can expect to achieve.
- We will give you guidance on the statutory safety regulations required.
- We will advise you on what contents to leave in the property.
- We will market the property for you in local press, on the internet and within our Stroud and Nailsworth offices.
- We will introduce and arrange prospective tenants to view the property.
- We will obtain references on prospective tenants.
- We will prepare our standard tenancy agreement and arrange for it to be completed.
- We will sign the tenancy agreement on your behalf unless otherwise instructed.
- We will collect the first month's rent and deposit.
- We will arrange for the deposit to be registered with the DPS and will deal with the related administration.

Inventory Preparation (Optional)

We will produce an inventory report and arrange for the tenants to sign the document. This documents relates to the deposit and must be present if any deductions are to be considered after the termination of the tenancy.

1 Bedroom	£96.00 inc VAT	(£80.00 + VAT)
2 Bedrooms	£108.00 inc VAT	(£90.00 + VAT)
3 Bedrooms	£120.00 inc VAT	(£100.00 + VAT)
4 Bedrooms	£132.00 inc VAT	(£110.00 + VAT)
5 Bedrooms	£144.00 inc VAT	(£120.00 + VAT)

Any additional rooms are charged at £12.00 inc VAT (£10.00 + VAT)

Additional fees and charges

Inventory Check Out (Optional) £96.00 inc VAT (£80.00 + VAT)

Tenancies become periodic after the first fixed term. A fixed term renewal if requested by the landlord (landlord share) £60.00 inc VAT (£50.00 + VAT)

Visits by the Agent to the Property made at the request of the Client. £36.00 inc VAT (£30.00 + VAT) per visit

Vacant Property visit and Report £60.00 inc VAT (£50.00 + VAT) per visit

Notice or Document produced: sent to Client or delivered to Property:
eg notice to tenants £60.00 inc VAT (£50.00 + VAT) per document.

Producing and submitting a document which has already been sent to the Client £30.00 inc VAT (£25.00 + VAT)

Project Management of major renovation and non-essential repairs 12% inc VAT (10% + VAT) of final net cost.

Court attendance £48.00 inc VAT (£40.00 + VAT) per hour



Rent Collect

£180 inc VAT (£150 + VAT) Set Up Fee

Month 1

Services included in the above fee:

- We will visit the property to advise you on the rent you can expect to achieve.
- We will give you guidance on the statutory safety regulations required.
- We will advise you on what contents to leave in the property.
- We will market the property for you in local press, on the internet and within our Stroud and Nailsworth offices.
- We will introduce and arrange prospective tenants to view the property.
- We will obtain references on prospective tenants.
- We will prepare our standard tenancy agreement and arrange for it to be completed.
- We will sign the tenancy agreement on your behalf unless otherwise instructed.
- We will collect the first month's rent and deposit.
- We will arrange for the deposit to be registered with the DPS and will deal with the related administration.
- We will inform utilities (Gas, electric, water, council tax) of the change of tenant details.

9.6% inc VAT (8% + VAT) of agreed PCM rental amount

Each month thereafter

- We will collect the rent and inform you if it is late.
- We will send the rent to you less any deductions for our fees or any expenses we incur regarding the property.
- We will send you a monthly statement of rent collected and any expenditure incurred.
- We will deduct income tax from the rent if you are classed as an overseas resident for tax purposes unless we receive an inland revenue exemption certificate.

Inventory Preparation (Optional)

We will produce an inventory report and arrange for the tenants to sign the document. This document relates to the deposit and must be present if any deductions are to be considered after the termination of the tenancy.

1 Bedroom	£96.00 inc VAT	(£80.00 + VAT)
2 Bedrooms	£108.00 inc VAT	(£90.00 + VAT)
3 Bedrooms	£120.00 inc VAT	(£100.00 + VAT)
4 Bedrooms	£132.00 inc VAT	(£110.00 + VAT)
5 Bedrooms	£144.00 inc VAT	(£120.00 + VAT)

Any additional rooms are charged at £12.00 inc VAT (£10.00 + VAT)

Additional fees and charges

Inventory Check Out (Optional) £96.00 inc VAT (£80.00 + VAT)

Tenancies become periodic after the first fixed term. A fixed term renewal if requested by the landlord (landlord share) £60.00 inc VAT (£50.00 + VAT)

Visits by the Agent to the Property made at the request of the Client. £36.00 inc VAT (£30.00 + VAT) per visit

Vacant Property visit and Report £60.00 inc VAT (£50.00 + VAT) per visit

Notice or Document produced: sent to Client or delivered to Property:
eg notice to tenants £60.00 inc VAT (£50.00 + VAT) per document.

Producing and submitting a document which has already been sent to the Client £30.00 inc VAT (£25.00 + VAT)

Project Management of major renovation and non-essential repairs 12% inc VAT (10% + VAT) of final net cost.

Court attendance £48.00 inc VAT (£40.00 + VAT) per hour



Full Management

14.4% inc VAT (12% + VAT) of agreed PCM Rental amount

Month 1

Services included in the above fee:

- We will visit the property to advise you on the rent you can expect to achieve.
- We will give you guidance on the statutory safety regulations required.
- We will advise you on what contents to leave in the property.
- We will market the property for you in local press, on the internet and within our Stroud and Nailsworth offices.
- We will introduce and arrange prospective tenants to view the property.
- We will obtain references on prospective tenants.
- We will collect the first month's rent and deposit.
- We will arrange for the deposit to be registered with the DPS and will deal with the related administration.
- We will inform utilities (Gas, electric, water, council tax) of the change of tenant details.
- We will send the first month's rent minus our fee to your chosen account via BACS.

14.4% inc VAT (12% + VAT) of the agreed PCM Rental amount Each month thereafter

- We will collect the rent and inform you if it is late.
- Arrange maintenance work.
- We will send the rent to you less any deductions for our fees or any expenses we incur regarding the property.
- We will send you a monthly statement of rent collected and any expenditure incurred.
- We will deduct income tax from the rent if you are classed as an overseas resident for tax purposes unless we receive an inland revenue exemption certificate.
- We will complete property inspections and produce a colour report which will be emailed.
- We will complete a property Check Out and negotiate any deductions to the tenancy deposit.

Inventory Preparation (Optional)

We will produce an inventory report and arrange for the tenants to sign the document. This document relates to the deposit and must be present if any deductions are to be considered after the termination of the tenancy.

1 Bedroom	£96.00 inc VAT	(£80.00 + VAT)
2 Bedrooms	£108.00 inc VAT	(£90.00 + VAT)
3 Bedrooms	£120.00 inc VAT	(£100.00 + VAT)
4 Bedrooms	£132.00 inc VAT	(£110.00 + VAT)
5 Bedrooms	£144.00 inc VAT	(£120.00 + VAT)

Any additional rooms are charged at £12.00 inc VAT (£10.00 + VAT)

Additional fees and charges

Tenancy Agreement to be produced and signed by all parties £60.00 inc VAT (£50.00 + VAT)

Tenancies become periodic after the first fixed term. A fixed term renewal if requested by the landlord (landlord share) £60.00 inc VAT (£50.00 + VAT)

Visits by the Agent to the Property made at the request of the Client. £36.00 inc VAT (£30.00 + VAT) per visit

Vacant Property visit and Report £60.00 inc VAT (£50.00 + VAT) per visit

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Project Management of major renovation and non-essential repairs 12% inc VAT (10% + VAT) of final net cost.

Court attendance £48.00 inc VAT (£40.00 + VAT) per hour

