



MAPLEWOOD

PROPERTY & INVESTMENTS LTD.

RESIDENTIAL SERVICES

We are proud to include free tenancy agreements (ASTs) for landlords as well as tenants with competitive and transparent pricing across all other services.

Risk assessments, inventories and virtual property tours are priced on the size of the Property. Contact us for any additional services such as refurbishment, interior design, cleaning and property staging.

Please see the tables below and the Terms & Conditions for further information.

Sales & Lettings Services	£	£ Inc VAT
Sales Fee - % Final Sales Price	2%	2.4%
Lettings Fee - % Monthly Rent (Non-Management)	10%	12%
Management Fee - % Monthly Rent (Management Only)	5%	6%

Compliance, Certification & Safety	£	£ Inc VAT
Energy Performance Certificates*	£60 - £75	£72 - £90
Gas Safety Certificates*	£60 - £90	£72 - £120
Electrical Installation Condition Report*	£160 - £180	£192 - £215
Portable Appliance Tests (PATs)*	£75 - £125	£90 - £150
Legionella Risk Assessment*	From £150	From £180
Smoke Alarm**	£25	£30
Carbon Monoxide Alarm**	£25	£30

Additional Marketing	£	£ Inc VAT
Virtual Property Tour*	£95 - £150	£114 - £180

Tenancy Services	£	£ Inc VAT
Referencing (individual)	£25	£30
Referencing (company)	£32	£38.40
Assured Short-hold Tenancy Agreements	Included	Included
Common-Law/Company Tenancy Agreements	£150	£180
Inventory Report*	£95 - £150	£114 - £180
Check-in*	£50 - £175	£60 - £210
Check-out*	£95 - £175	£114 - £210

Additional Support Services	£	£ Inc VAT
Additional Licensing Administration (per licence) <small>Excludes licence fee, any repair works, documents or assessments.</small>	£250	£300
Deposit Adjudication Claim	£150	£180
Deposit Transfer Fee	£60	£72

* Priced according to the property size, appliances, or level of furnishing.

** Installation charge may apply.



INSURANCE AND LEGAL PROTECTION

Insurances (inclusive of Insurance Premium Tax (IPT))	£
Landlord Insurance Review	Free

Rent Guarantee Insurance (cost per month)	£
For Monthly Rents up to £750	£25
For Monthly Rents £750 - £1,499	£30
For Monthly Rents £1500 - £2,500	£35

Legal Expenses Cover (cost per month)	£
For Monthly Rents up to £2,500	£15
For Monthly Rents £2,500 - £4,999	£25
For Monthly Rents £5,000 - £8,333	£35

Rent Guarantee & Legal Expenses Cover Comparison:

Contact us for more information.

Rent Guarantee Insurance

- Provides protection for non-payment of rent & legal costs of an eviction process
- **Should a tenant fall into arrears, the policy provides for continuation of the rent to be paid to the landlord indefinitely* until vacant possession is regained**
- Market leading mediation service will step in to work with the tenant to recover the property sooner (courts will ask for evidence of mediation) and failing this, the policy will cover all legal proceedings until vacant possession is regained
- Additionally, an extra 50% of the rent is paid for up to 3 months once vacant, if the property cannot be re-let due to damages or neglect caused by the tenant
- Up to £50,000 cover for any one claim

*Rent Guarantee payments may be paid for an indefinite number of months until vacant possession is gained, except where the tenant provides a valid defence to the eviction in which case the payments are capped at 12 months. Total payment for any one claim is capped at £50,000

Rent Guarantee Insurance policies cover rental values up to £2,500/month

Legal Expenses Cover

- Provides protection for the legal costs of an eviction process
- In the event of a serious breach of the tenancy agreement (including non-payment of rent and Expired Section 21 notices), the policy provides that a market leading mediation service will step in to work with the tenant to recover the property sooner (courts will ask for evidence that mediation has been attempted) and failing this, the policy will cover all legal proceedings until vacant possession is regained
- Up to £50,000 cover for any one claim
- Covers the cost of legal expenses in the event of an eviction proceeding and an extra 50% of the rent paid for up to 3 months once vacant, if the property cannot be re-let due to damages or neglect caused by the tenant

Legal Expense Cover is available for any rental value up to £8,333/month