

Landlords Fees

Managed Service

Our Monthly Management Fee is 10% + Vat* (12% including Vat based on marketing price, however, should the agreed rental be higher or lower than the marketing price, Diamonds fee will be correspondingly higher or lower). This fee is deducted from the monthly rent.

* Our minimum fee is £45 + Vat, therefore if the rent value is i.e. £350pcm, the fee would be our minimum fee fixed at £45 + Vat (£54)

A Set-up Fee of £150 + Vat (£180 incl. Vat) for **new** instructions/properties, this will be deducted from the first months' rental income received. Thereafter, a re-advertising fee of £75 +Vat (£90 incl. Vat) is charged when a tenant vacates, this will be deducted from the first months' rent when a new tenant moves in.

Inventory/Schedule of Condition (Optional): £120 + Vat (£144 incl. Vat) for 1 & 2 bedroom properties & £140 + Vat (£168 incl. Vat) for 3+ bedroom properties. Inventories are only carried out with new tenants (not on renewal of a tenancy). If you do not wish for us to charge this fee you can supply your own inventory.

What our Fully Managed Service Includes:

- Advertising (Diamonds Website, Rightmove, Zoopla, On the Market, "To Let" board erected at the property, illuminated office displays, interactive satellite branch in Ystrad Mynach with external touch screen which enables 24/7 viewing requests)
- 100% accompanied viewings.
- Referencing tenants and discussing with the landlord whether or not to accept them.
- Inventory/Schedule of condition (optional)
- Take meter readings and inform the suppliers of the change.
- Check that Gas, Electric, PAT testing, Energy Certificates are up to date.
- Carry out the move in process; involves explaining all legal paperwork to the tenant, signing the tenancy agreement and handing over the keys.
- Collect monthly rent and chase the tenant for any rent arrears.
- Carry out routine inspections and report outcome to the landlord.
- Legal notices served (Arrears / Eviction) if required.
- Tenancy Agreement renewals, Rent reviews and increases as per regular discussions with the Landlord.
- Keeping the landlord informed of changes in Tenancy Laws.

Let Only Service

If you would like to take the hands-on approach and deal directly with the tenant, then our **Let only** service is available at a cost of £350 +VAT (£420 incl. Vat).

What Our Let Only Service Includes:

- Advertising (Diamonds Website, Rightmove, Zoopla, On the Market, "To Let" board erected at the property, illuminated office displays, interactive satellite branch in Ystrad Mynach with external touch screen which enables 24/7 viewing requests)
- 100% accompanied viewings.
- Referencing tenants and discussing with the landlord whether or not to accept them.
- Inventory/ Schedule of condition (optional).
- Check that Gas, Electric, PAT testing, Energy Certificates are up to date. (After the tenant moves in, this will be the landlord's responsibility)
- Carry out the move in process; involves explaining all legal paperwork to the tenant, signing of the tenancy agreement and handing over the keys.