**TLC PROPERTY LETTINGS AND SALES LIMITED**

www.tlcproperties.uk | enquiries@tlcproperties.uk
01492 484 465 | WhatsApp: 07507 219 523 / 07507 219 457
36A Madoc St, Llandudno, Conwy LL30 2TL

# LANDLORD SERVICES & FEES

Straightforward letting and property management, tailored to you.

## FULLY MANAGED

## 11% of monthly rent + VAT

**Plus £495 one-off setup fee**

Take back your time with our comprehensive management service. We handle tenant finding, rent collection, repairs and ongoing tenancy administration, providing a single point of contact throughout.

### Marketing & tenant finding

- Initial valuation and property marketing
- To Let board, Zoopla, website and social media advertising
- Pre-qualification questionnaires, viewings and applications
- Tenant referencing and occupation contract setup

### Move-in & compliance

- Serve compliance documents and relevant legal notices
- Register and protect the deposit; serve prescribed information within the relevant timeframe
- Provide property information regarding condensation, damp and drainage
- Key handover and key holding
- Ingoing condition report / inventory (additional fees apply)

### Ongoing property management

- Rent collection and monthly landlord statements
- Mid-term inspections and a 24/7 emergency contact number
- First point of contact for enquiries, repairs and contract matters
- Ongoing compliance renewals and advice
- Annual tax statements

### Rent Smart Wales

Under the Fully Managed service, TLC carries out the licensed letting and management activities under its Rent Smart Wales agent licence. Landlords remain responsible for their own applicable registration obligations.

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# LET ONLY

## First month's rent + VAT

**Minimum fee £500 + VAT**

Ideal for landlords who want support finding an occupier and setting up the occupation contract, then prefer to manage the property themselves.

### What is included

- Initial valuation
- Marketing, To Let board, Zoopla, website and social media advertising
- Pre-qualification questionnaire, viewings and applications
- Referencing and occupation contract setup
- Deposit registration and protection (additional fees apply)
- Serving prescribed information within the relevant timeframe
- Ingoing condition report / inventory (additional fees apply)

### Important information

For the Let Only package, you will need your own Rent Smart Wales licence where required for the letting or management activities you undertake. Landlord registration requirements also apply as relevant.

## WHY TLC PROPERTIES?

**Local knowledge. Clear communication. Practical support.**

TLC Properties lists affiliations and registrations with Rent Smart Wales (RSW), PRS, CMP, DPS and ICO.

## LET'S TALK ABOUT YOUR PROPERTY

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All fees shown exclude VAT unless stated otherwise. Additional charges apply where indicated.