



MEDI HOMES
SOUTH WEST

Landlord fees

All figures are exclusive of VAT	Tenant Find Only (TFO)	Rent Collect 6%	Fully Managed 10%	Fully Managed with Rent Guarantee 12%
Initial set up	One off payment equal to 4 weeks rent	Initial Set up fee £325 HMOs reduced to £190 per room	Initial Set up fee £325 HMOs reduced to £190 per room	Initial Set up fee £325 HMOs reduced to £190 per room
Full referencing including Right to Rent Checks	✓	✓	✓	✓
Accompanied viewings & advertisement on major platforms	✓	✓	✓	✓
Negotiating terms and conditions	✓	✓	✓	✓
Preparing Tenancy Agreement	✓	✓	✓	✓
Collection of first month rent and registering deposits with the DPS	✓	✓	✓	✓
Compliance checks and guidance for your property	✓	✓	✓	✓
Negotiating Renewal of Tenancy		✓	✓	✓
Rent Processing & reconciliation		✓	✓	✓
Chasing rent Arrears		✓	✓	✓
Checking tenants in and out of the property in person			✓	✓
Arranging general repairs with local trusted trades			✓	✓
Dealing with tenant queries (24/7 local availability)			✓	✓
Routine Property Inspections (1 per quarter) includes digital report			✓	✓
Recording metre readings with photographic evidence			✓	✓
Continuous compliance checks and up to date advice			✓	✓
End of Year Statement			✓	✓
Tenant access to the Award winning 'Fixflo' system			✓	✓
No void periods & NHS Guarantor (or other rent guarantee)				✓

Additional Services (all figures are exclusive of VAT)	Cost
Preparing Inventory of Contents & Schedule of Condition (including full digital report) Check in & Check Out options available	Subject to Quotation (from £100)*
Providing furniture for unfurnished rental units (direct contact)	Subject to Quotation
Providing Cleaner for Communal Areas in HMO and shared living settings	Subject to Quotation
Providing Cleaner for end of tenancy if required (direct contact)	Subject to Quotation
Providing an EPC (using local sourced agent)	£75
Additional visits (for landlords using TFO & RC service)	£50
Arranging Gas Safety Certificate (using locally sourced and trusted tradesperson)	£75
Arranging Electrical Safety Certificate (using locally sourced and trusted tradesperson)	£120
Serving of Notices (Section 8, 13, 21, 47 and 48)	£50 per notice
Attending Court on Behalf of Landlord	£275 per day
End of Year Statement (for Landlords using TFO & RC service)	£25
Repairs where net cost exceeds £500	10%
Refurbishment where net cost exceeds £1000	10%
Full referencing for additional tenants	£30 per tenant

Deposits	Cost
Holding Deposit	1 weeks rent
Security Deposit	5 weeks rent
All security Deposits are held by Medi Homes SW in a ring-fenced client account and registered with the DPS	

All rent to be paid one month in advance	Cost
Notice period for tenant	1 month
Notice period for Landlord	3 months
All monies to be paid to Medi Homes SW client account and distributed to Landlord minus fees	

*See Inventory fees document

All fees correct as of Feb 2024