



# Tenants & Landlords



**Wake up to a Coffee & Croissant knowing  
you are being looked after by  
Avalon Estates.**



New Landlords Required - BH Area

BH Area

AVALON

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# £1 pcm

Landlords Required! - BH Area is currently in high demand! NO landlord setup charges until Jan 2022. See our landlord website tab for more information. [#property](#) [#rent](#) [#rental](#) [#landlord](#) [#landlords](#) [#looking](#) [#my](#) [#home](#) [#flat](#) [#income](#) [#estateagent](#) [#estate](#) [#agent](#) [#letting](#)

ESTATES

| Fee Description                 | Avalon Estates | G*****      | M***** & C*  | F** & S***  | C*****       |
|---------------------------------|----------------|-------------|--------------|-------------|--------------|
| Landlord Payment Terms          | Same Day       | Unknown     | 30th Monthly | Next Day    | 30th Monthly |
| Landlord Start-Up / Listing fee | £99.00         | £192.00     | £300.00      | £780.00     | £354.00      |
| Management Fee                  | 10.00%         | 18.00%      | 12.00%       | 19.00%      | 12.00%       |
| Tenant Referencing              | £35.00         | £120.00     | £45.00       | £54.00      | £60.00       |
| Deposit Registration            | INCLUDED       | £60.00      | £24.00       | £54.00      | N/L          |
| Tenancy Renewal                 | INCLUDED       | £120.00     | £60.00       | £270.00     | £90.00       |
| Inventory Fee                   | £58 - £102     | £180 - £234 | £102 - £198  | £162 - £252 | £102 - £126  |
| 360 Degree Advertising          | INCLUDED       | N/L         | N/L          | N/L         | N/L          |
| Featured Property listing       | INCLUDED       | N/L         | N/L          | N/L         | N/L          |
| Walk Through Video              | INCLUDED       | N/L         | N/L          | N/L         | N/L          |
| Social Media BOOST Campaign     | INCLUDED       | N/L         | N/L          | N/L         | N/L          |
| Right to Rent Check             | INCLUDED       | N/L         | N/L          | £12.00      | N/L          |
| Rent Review                     | INCLUDED       | N/L         | £60.00       | N/L         | N/L          |
| Key Cutting                     | From £3.30     | N/L         | From £6.00   | N/L         | N/L          |
| EPC Certificate                 | Cost +10%      | £99.00      | N/L          | N/L         | £96.00       |
| Gas Safety Certificate          | £49.00         | £60.00      | £75.00       | N/L         | £90.00       |
| NICEIC Certificate              | Cost +10%      | N/L         | £180.00      | N/L         | N/L          |
| Legionella risk assessment      | Cost +10%      | N/L         | £75.00       | N/L         | £54.00       |
| Dedicated Landlord Portal       | INCLUDED       | N/L         | N/L          | N/L         | N/L          |

The above information was obtained from each agents published pricing via their websites on 17.04.2021

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