

piccolo

property services



Landlord Fees and Services



Why choose Piccolo?

Every property is unique and every landlord has different requirements, that's why there's a Piccolo service tailored to fit. Aimed at landlords who want something different, Piccolo offers everything you get from a traditional high street lettings agency plus a little bit more.

Services at a glance

	Full Management	Tenant Find Only	Website Listing Only
Listed on Rightmove, Primelocation, Zoopla and Piccolo Property	✓	✓	✓
Accompanied viewings	✓	✓	
Vet tenants and take bank, employer and landlord references	✓	✓	
Draw up Tenancy Agreement	✓	✓	
Collect and register the deposit	✓	✓	
Maintenance inspections and report every four months	✓		
Arrange landlord's gas safety certificate and electrical safety checks	✓	✓	
Process monthly rent and issue statement	✓		
Arrange inventory	✓	✓	
Move in/inventory check	✓	✓	
Move out/inventory check	✓		
Arrange repairs and maintenance	✓		
Payment of tax for overseas landlords where applicable	✓		
Arrange transfer of utilities	✓	✓	



Summary of services

1

Website Listing Only £300

The website listing only service is designed for professional landlords, farm and estate managers and other individuals who are used to dealing with all aspects of residential letting but need a web presence for the purposes of finding tenants. Piccolo offers a portal service whereby your property details are listed on Rightmove, Primelocation, Zoopla and the Piccolo Property website.

It is estimated that 90% of home movers house-hunt online with Rightmove being the UK's number one property website. Rightmove alone accounts for over half of all property pages viewed. Advertising your property on the web ensures you can reach millions of home movers not only locally, but across the country.

For a one-off fixed fee of £300, we will visit your property, take quality photographs and upload your property details to the web.

2

Tenant Find Only 50% of one month's rent

This service is designed for professional landlords, farm and estate managers and other individuals who are happy to manage the property and tenancy on a day-to-day basis but prefer an agent to carry out the referencing and draw up the tenancy agreement and other paperwork.

This service includes:

- Advertising on Rightmove, Primelocation, Zoopla and Piccolo Property websites
- Accompanied viewings*
- Vetting tenants and taking bank, credit check, employer and landlord references
- Drawing up a Tenancy Agreement
- Collecting and registering the deposit
- Arranging an inventory*
- Arranging transfer of utilities*
- Arranging Landlord's Gas Safety Inspection and electrical safety checks*
- Move in/inventory check*

*As required

3

Full Management 12% monthly rental

The full management service is ideally suited to overseas landlords, landlords who do not live locally or landlords who simply prefer an agent to take care of every aspect of the letting and property management process. Absent landlords can relax knowing that their property is being looked after by a trusted and qualified professional.

In addition to everything listed for tenant find only, the full management service includes:

- Maintenance inspection report every four months
- Processing monthly rent and issuing statements
- Check out/inventory inspection
- Arranging repairs and maintenance
- Payment of tax for overseas landlords where applicable
- Annual statement of accounts

Fees

	Full Management	Tenant Find Only	Website Listing Only
Commission	12% + VAT of monthly rental amount deducted from the monthly rental income	50% + VAT of one month's rent payable as a one-off fee	None
Initial set-up fee Setting up property details on the system, website advertising, To Let board	£180	£180	£300 one-off fee
Subsequent set-up fee	£120	£120	None
Initial inventory and schedule of condition (unfurnished property)	1 bed - £75 2 bed - £90 3 bed - £105 4 bed - £120 5 bed - £135	1 bed - £75 2 bed - £90 3 bed - £105 4 bed - £120 5 bed - £135	
Transfer of utilities	Included	Included	
Registration of tenant's deposit	Included	Included	
Maintenance inspection and report	Included	£120	
Check-out inspection and report	1 bed - £60 2 bed - £72 3 bed - £84 4 bed - £96 5 bed - £108		
EPC	£60	£60	£60

* All prices are inclusive of VAT unless otherwise stated

Example

Based on letting a four bedroom property for six months at £1,200pcm.

	Full Management	Tenant Find Only
Commission	£1,036.80	£720
Initial set-up fee	£180	£180
Inventory	£120	£120
EPC	£60	£60
TOTAL	£1,396.80	£1,080

* All prices are inclusive of VAT unless otherwise stated

