

The logo for PADARN PROPERTY features a white roof-like icon above the word "PADARN" in a large, bold, sans-serif font. Below "PADARN" is the word "PROPERTY" in a smaller, all-caps, sans-serif font. The entire logo is centered on a dark blue background.

PADARN PROPERTY

Services & Fees

Management Commission - 10% plus VAT

- Advertise on all platforms including Zoopla, Prime Location, social media, and our website
- Manage certificates, i.e., Gas Safety Certificates, Electrical Installation Reports, EPCs, etc
- Manage accounts which will include rent collection, manage invoices, pay suppliers, produce statements, and pay Landlords
- Carry out regular inspections
- Store deposits in DPS
- Handle general enquiries
- Take applicants on viewings
- Set up Tenancy Agreements
- Take Marketing Photos
- Inform utility providers and council of tenant movements
- Update all details in line with legal requirements and changes to government guidelines
- Manage maintenance and instruct relevant suppliers (maintenance commission added at 10% plus VAT)

Inventory - Between £75-150 plus VAT (dependent on size of room/property)

- Complete inventory schedule completed as check-in report for start of tenancy. This document places security for the Landlord with regards to the deposit transfer and claims during the tenancy and upon vacation

Reference Checks - £10 plus VAT per tenant

- Our referencing checks are done through Goodlord. They complete all checks including ID, residential, credit and income. If the tenants are students, the referencing is £3 plus VAT for each student and then £8 plus VAT for referencing each guarantor who will also be an agreement with the Landlord/Agent

Weekly Fire Alarm Tests - £10 including VAT per week

- Complete weekly fire alarm checks