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## Gough Homes Limited (trading as Annafield Estates)

### Full Management Service

#### 10% + VAT / Set Up Fee £325 + VAT

- Professional property assessment & rental valuation.
- Professional property details and photography.
- Advertisement including:
  - High Street Office Window Space
  - Rightmove
  - Annafield Estates Website
  - To Let / Let Agreed Sign
- Accompanied viewings and tenant vetting.
- Extensive tenant referencing including detailed credit history, previous landlord & employment references.
- Deposit registration with the Tenancy Deposit Scheme (TDS).
- Preparation of AST Agreement and necessary legal documents, signed by Annafield and Tenants.
- Reading of utility meters (gas, electric).
- Rent collection and transfer to landlord's bank account.
- Arrears Chasing Service.
- Issuing Legal Notices.
- Arrange maintenance and repairs through insured, qualified contractors.
- Regular property inspection reports.
- Detailed Check-out Reports.
- Deposit Arbitration Submission.

### Inventory:

Concise and detailed digital inventory with embedded photos:

• 1 bed	£90.00 + VAT
• 2 bed	£100.00 + VAT
• 3 bed	£125.00 + VAT
• 4 bed	£150.00 + VAT
• 5+ beds	£200.00 + VAT

**Checkout:** Fixed price of £100 plus VAT (chargeable at the end of the tenancy).

### Additional Services (Inc VAT):

• Tenancy Renewal:	£30.00
• Legionella Risk Assessment:	£30.00
• EPC:	Priced Per Property
• Rent Guarantee:	Quote upon request
• Gas Safety Certificate:	Priced Per Property
• EICR: -	Priced Per Property

***You give us the keys - and  
we will do the rest***



**Annafield Estates are a group of local, experienced property professionals working to assist you every aspect of selling and letting properties.**



Annafield Estates are based in our St Neots office, a local company with local staff who know the area and market well. We are passionate about what we do and offer tailored packages to fulfil your needs. Utilizing our wealth of experience spanning over 15 years we understand just how important your investment is, from the initial meeting taking on the property to finding you the perfect tenant. Strong Customer Service is at the heart of everything we do.



The Rental head office is in the St Neots High St branch, but we have two other offices based in Buckden and Huntingdon, all equipped with knowledgeable members of staff who can put you in touch with a member of the lettings team. Our portfolio currently spans from Peterborough down to St Neots, Cambridge and St Ives and surrounding villages through to Bedford. We are happy to explore new areas so don't let location stop you from contacting us!



## Let Only Service:

**Advertisement & Setup Fee: £600 + VAT**

This service includes:

- Professional property assessment & rental valuation
- Professional property details & photography
- Advertisement including:
  - High Street Office Window Space
  - Rightmove Advertisement
  - Annafield Estates Website Advertisement
  - To Let Sign / Let Agreed Sign.
- Accompanied viewings.
- Tenant Selection.
- Extensive tenant referencing including detailed credit history, previous landlord & employment references.
- Preparation of AST Agreement, signed by Annafield and Tenants.
- Deposit registered with TDS.

## Inventory:

Concise and detailed digital inventory with embedded photos:

- 1 bed £90.00 + VAT
- 2 bed £100.00 + VAT
- 3 bed £125.00 + VAT
- 4 bed £150.00 + VAT
- 5+ beds £200.00 + VAT

**Checkout:** Fixed price of £100 plus VAT (chargeable at the end of the tenancy.)

## Additional Services (inc VAT):

- Tenancy Renewal: £60.00
- Legionella Risk Assessment: £30.00
- EPC: Priced Per Property
- Rent Guarantee: Quote upon request
- Gas Safety Certificate: Priced Per Property
- EICR: - Priced Per Property



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If you have any questions about the rental market or are looking to change agent, please do give me and my team a ring or pop into one of our three offices, we offer free valuations and would be happy to discuss your needs over a coffee. It really couldn't be simpler to put your property in our hands.



We can even move you!

Like our Facebook page to hear about new instructions before they go live on Rightmove.