

Our Service Levels

Tenancy **GUARANTEED VISION**

Stick your feet up and watch all your property related troubles disappear! This service is for those landlords who want all the problems of tenancy and property management covered.

Vision Lets will actively find and set up a new tenancy, after selecting from the best applicants, and ensure you have everything you need to manage the ongoing tenancy.

Vision Lets will set you, and the tenants up with our tenancy Smartphone App, manage the tenancy, and take on property management related issues. Maintenance, rental statements, and tenancy documents to name a few, can all be accessed and tracked on our App. Vision Lets will also annually inspect the property, and be the tenants first point of contact, including out of hours.

Additionally, and perhaps offering you the biggest benefit to selecting our top package, is that we will arrange all of this with Rent Guarantee and Legal Protection for peace of mind. So if your tenant falls upon hard times, loses their job, or something else happens that means that they are unable to pay the rent, your income is protected for up to 15 months.

Single Let (flat or house): 15%,
House of Multiple Occupation: 20%

Tenancy **LET US**

Designed for the landlord with not enough time to self-manage. This is our tenancy management package, where everything from the GUARANTEE package is included, with the exception of Rent Guarantee and Legal Protection and the direct line to your Property Manager.

Single Let (flat or house): 10%

House of Multiple Occupation: 15%

Tenancy **LETS YOU**

For the hands-on landlord that wishes to self-manage all tenancy, and property management issues themselves. This is our basic package where Vision Lets will assist with the finding and setting up of a new tenancy, and ensure you have everything you need to manage the ongoing tenancy.

Single Let (flat or house): 1 months rent, minimum £1200

House of Multiple Occupation: 1 months rent, minimum £750

All prices are based on the GROSS rent of the tenancy

Vision Lets

Registered Address: 9 Cotswold avenue, Bushey, Hertfordshire. WD23 4QJ



Tenant costs

It is illegal to charge tenants fees since the Tenant Fees Act came into force on the 1st June 2019. There are however some exceptions to this in order to facilitate the set-up of your tenancy:

1. A holding fee to reserve the property and take it off the market. This is capped at 1 weeks worth of rent and is credited towards your first months rent, so in essence this is not a fee, just an advance payment. Please note this payment is non-refundable if your reference is refused for reasons that you fail to mention prior.
2. A tenancy deposit, to a maximum value of 5 weeks rent for tenancies with an annual rent under £50,000
3. A tenancy deposit, to a maximum value of 6 weeks rent for tenancies with an annual rent over £50,000
4. Deposit replacement insurance. This is a product that covers your deposit liability and negates the need for you to pay a large cash deposit. This service costs 1 months worth of rent, plus VAT. For example, if your tenancy was £1000 per calendar month, one weeks worth of rent plus VAT would amount to £276.92. This is a service, and is not a refundable deposit.
5. Lost keys. The cost for cutting keys, including the key itself, the time, and mileage to go and cut said key, amounts to £25 plus VAT (£30 inc VAT) per key. Additional charges may apply for high security mail order keys. The same charge will apply if your property has a key safe and we have to issue you the code and visit your property to reset the code.
6. Changes to your tenancy such as adding or removing someone from the contract will incur a charge of £50 plus VAT (£60 inc VAT). If the changes you request are abnormal, and require additional resources and time, additional costs may apply.
7. Interest on late rent will be charged at 3% above the Bank of England base rate at the time on any monies outstanding more than 14 days.
8. Early exit fees. If you need to end your tenancy early, your landlord may oblige your request, but please note that your landlord reserves the right to hold you to the contract. If your request is granted, you will be expected to pay your landlords re letting costs for the next tenancy, this will include set up fees, references, check in and check out costs, as well as any deposit registration costs. For our current pricing, please check our Landlords terms of business for these items.

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