



Landlord Services  
& Pricing

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# Welcome

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Hello, My name is Mark and I'm the founder and CEO at Nicholsons Estate Agents.

Since 2019, we've been serving the people of Bassetlaw, and during that time we have helped dozens of landlords let their properties.

When it comes to renting your property, you deserve more than just an agent—you need a partner who understands your goals and delivers results. At Nicholsons, we combine local knowledge, specialist lettings expertise, and a robust infrastructure to provide an unbeatable service for landlords.

With new legislations governing tenancies regularly coming into effect, it is essential that you have a professional lettings partner on your side to ensure they remain compliant.

We offer a range of services including off-market investment property deal sourcing, portfolio restructuring and refinancing, bespoke investment property consultations for landlords, property refurbishment management, tenant finds, and full tenancy management.

If you would like further information please contact using the contact information on the final page of this guide.

*Mark Nicholson*



# Tenancy Management

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Here at Nicholson's we offer two levels of tenancy management depending on your experience and requirements. Both services include comprehensive marketing and accompanied viewings as standard.

# Essential Management

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Our full tenancy management service, Essential Management, turns your rental property into a hands-off investment.

Essential Management is our most popular service as its designed for every type of landlord. Essential Management covers every aspect of letting and managing your property. From tenant communication and maintenance to ensuring legal compliance, this service gives you total peace of mind knowing your property is in expert hands.

# Tenant Find

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Designed for professional or commercial landlords with their own in-house team of tenancy managers, our tenant find service provides comprehensive advertising, compliant tenancy set-up, in-depth tenant referencing and lodging the deposit with an approved tenancy deposit scheme.

# Fees - Including VAT

<b>Property Assessment</b>	<b>Essential Management</b>	<b>Tenant Find</b>
Marketing Advice	Included	Included
Legal and Regulatory Check	Included	Included
<b>Securing a Tenant</b>		
Full Advertising	Included	Included
Accompanied Viewings	Included	Included
Initial Application Screening & Advice	Included	Included
Tenant Referencing	Included	Included
Collecting Tenancy Deposit	Included	Included
Tenancy Set Up	£360	1 Months Rent (Minimum fee £700)
Deposit Registration in Nicholsons Custodial Scheme and Issue of Prescribed Information	£24	£99
Transfer of deposit to landlords own deposit scheme	Not Available	Included
<b>Tenant Move In</b>		
Inventory (Unfurnished)	See Inventory Section	Not Available
Inventory (Furnished)	See Inventory Section	Not Available
Tenant Check-In	£96	Not Available
Utility Administration	Included	£49
<b>Tenancy Management</b>		
Tenancy Management Fee	15% of the monthly rent	Not Available
Rent Collection	Included	Not Available
Rent Arears Chasing	Included	Not Available
Rent Increase Assessment	Included	Not Available
Handling Rent Increases	£30	£199
Mid-Term Inspections	£108	Not Available
Arranging Maintenance & Repairs	Included	Not Available
Paying Contractors	Included	Not Available
Tenancy Renewals	£72	£199
Tenant Check-Out	See Check-Out Section	Not Available
Return of Full Deposit	Included	£49
Handling Deposit Disputes	£84	£199 (if registered by us)
Annual Tax Statements	Included	Not Available
<b>Additional Charges</b>		
Rent & Legal Protection Insurance	£36 / Month	Not Available
Court Appearances	£50/hour + Travel Expenses	Not Available
Empty Property Visits	£49	Not Available
House Sitting / Waiting on Landlords Own Contractors	£50 / hour	Not Available

# Inventory's & Checkouts

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Property inventories and tenant checkouts are critical for landlords, as they ensure clarity, protection, and compliance throughout the tenancy lifecycle. Here's why they are essential:

- 1. Establish Accountability:** A property inventory documents the property's condition and contents at the start of the tenancy, while a tenant checkout confirms its state at the end. Together, they provide a clear benchmark to assess changes.
- 2. Prevent Disputes:** These processes help avoid disagreements by providing an agreed-upon record, ensuring any disputes over damage or missing items are resolved fairly and quickly.
- 3. Ensure Fair Deposit Handling:** Inventories and checkouts are vital for complying with tenancy deposit scheme regulations, providing the evidence needed to justify deductions and facilitating fair deposit returns.
- 4. Maintain Property Standards:** By identifying damage or wear beyond normal use, landlords can promptly address repairs, ensuring their property remains in excellent condition for future tenants.
- 5. Support Legal Compliance:** Both processes help landlords meet their obligations under regulations like the Renters' Rights Bill, protecting them from legal or financial penalties.
- 6. Enhance Tenant Relationships:** Transparent documentation fosters trust and professionalism, creating positive experiences for tenants and safeguarding the landlord's reputation.

Nicholsons Estate Agents offers expert support with detailed property inventories and tenant checkouts, ensuring landlords enjoy peace of mind, compliance, and seamless property management.

## Inventory Pricing - Including VAT

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Unfurnished Properties	One Bed	Two Bed	Three Bed	Four Bed
Inventory Pricing	£146	£168	£186	£204
Check out Pricing	£146	£168	£186	£204
Furnished Properties				
Inventory Pricing	£168	£186	£210	£234
Check Out Pricing	£168	£186	£210	£234

# Additional Landlord Services

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Nicholsons offer landlords a range of additional services designed to assist them on their property investment journey.

## Bespoke Property Buying Advice

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Whether you're a seasoned landlord looking for the next addition to your portfolio or a new investor looking to purchase your first investment property, our bespoke investment property buying advice service is here to guide you on your next purchase.

In our consultation, we will identify your short, medium and long-term investment goals and then give you bespoke advice and a report on the type of property and the best locations to purchase your investments in, aligning your buying strategy with your investment goals.

Fee - £295

[Click Here](#) to book your consultation



# Off-Market Deal Sourcing

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Designed for new property investors and seasoned landlords alike, our deal-sourcing service is available to help you start or grow your portfolio.

Our sales department speaks to potential property sellers on a daily basis and can identify great rental investments before they come onto the general market, at the same time our rental department is speaking to landlords who are looking to retire or restructure their portfolios by selling some or all of their existing properties.

As the buyer pays our fees, these vendors get the opportunity to sell their homes without the need to pay any estate agency fees.

Our deal-sourcing service matches sellers of great investment properties with landlords on the lookout for the next addition to their portfolio.

Fee - 2% of the value of the property sourced with a 24 month tenancy management commitment.

[Click Here](#) to book a call and find out more





# Property Refurbishment

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For landlords who avoid properties that need part or full refurbishment or have a property which is ready for a refurb and don't have the time or contacts to handle it.

We can obtain all the relevant quotes and then instruct and manage the contractors on your behalf - giving you the investment property you were looking for, without the time and stress involved in managing the refurbishment yourself.

Fee - 15% of the total value of the refurbishment works

[Click Here](#) to book a call and find out more



# Portfolio Refinancing

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Nicholson & Cowling Financial Services are buy-to-let mortgage specialists and are here to help landlords to meet their investment goals by ensuring that their mortgages are working for them effectively.

Whether you're looking to refinance to release equity and create deposits to add to your portfolio, or you want to minimise your mortgage repayments by securing the best fixed-rate deals, we can help.

Broker Fees for mortgage arrangement apply - [Click here](#) to book your free consultation



# Portfolio Restructuring

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Optimise your portfolio to maximise returns - Whether you're looking to release equity for other uses and investments, or you're just not getting the returns you would like, then our Portfolio Restructuring service can help you regain profitability.

As a part of the service, we review your portfolio to identify inefficiencies, rising costs, and opportunities for improvement, explore refinancing to reduce high-interest debt and minimise tax liabilities to improve performance. We can also help you sell part or all of your portfolio without the need for advertising or unsettling your existing tenants.

[Click here](#) to book your free consultation



**Get in touch by using the contact numbers or email address below.**

**Scan the QR code to visit our website or click the WhatsApp symbol to start a conversation.**

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