# Payment Advice and Statement Guide

Helping you understand your new landlord payment advice and statements.



#### STREET\_SK

# What is Payment Advice?

Anytime a payment is made to you via Street.co.uk, you'll receive a Payment Advice that clearly outlines what's about to be paid out. The Payment Advice will detail the income, deductions, and how much will be sent to your bank account.

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# **Breakdown of Payment Advice.**



#### **Date and Payment Advice Number**

Each payment has a unique reference number and date to help with record keeping.



#### **Amount Paid**

You'll be able to check the final amount being paid to you.

Payment Advice #10				
DATE	AMOUNT PAID	PROPERTY	TENANT	
01 May 2025	£614.00	49 Arthur Street	Mr John Smith	



#### Receipts

Get the full details of any rent received, deposits, float top ups, and more. You'll be able to see the type of receipt, the description and the amount.

RECEIPTS		AMOUNT
Rent Income	Rent Charge (01 Apr - 30 Apr '25)	£1000.00



#### **Deductions**

View a clear breakdown of any fees or transfers between properties or accounts. This will show items such as management fees, contractor invoices - full or partially paid as well as any transfers if any money has been moved from floats or to other owned properties.

DEDUCTIONS		NET	VAT	GROSS
Management Fee	Management Fee at 5%	£40.00	£10.00	£50.00
Maintenance	Job 9876: Leaking Radiator - Inv No. 112	£240.00	£60.00	£300.00
Inspection Fee	Property Inspection for 49 Arthur Street	£30.00	£6.00	£36.00



#### **Payments**

See the total amount being paid to you after deductions.

PAYMENTS		AMOUNT
Amount paid t	o Mr Jones	£614.00

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# What is a Statement?

You'll receive a Statement on a monthly basis, showing a full summary of all money in and out for your properties during the statement period.

As well as this, you'll receive an overview of landlord financials, tenancy financials, and any upcoming maintenance jobs, inspections, tenancy renewals, and more.

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# Key Sections of the Owner Statement

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#### **Summary**

The summary will show a combined overview of the portfolio. The period will list the date range as to what the statement will show. This includes opening balance, rent received, fees, NRL information, total paid, and your closing balance.

Summary	
Opening balance on 30 March 2025	£1,000.00
Rent Received	£5,000.00
Other Funds Received	£1,000.00
Maintenance Deductions	-£3,000.00
Management Fee Deductions	-£1,000.00
Other Deductions	-£750.00
Total Paid to Mrs Holly Hewitt	-£2,250.00
Closing balance on 29 April 2025	03



#### **Float Balance**

This shows any retained float kept on your account to cover future maintenance.

Float	Balance Summary			
OPE	NING BALANCE	AMOUNT IN	AMOUNT OUT	CLOSING BALANCE
	£15.00	£50.00	£20.00	£45.00



#### **Tenant Balance**

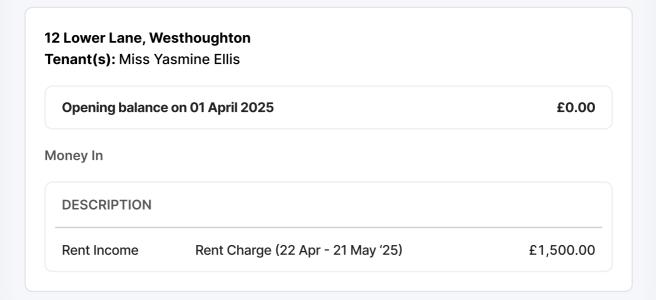
View outstanding rent, what was invoiced vs received, and arrears status.

Tenant Balance Summary			
OPENING BALANCE	TOTAL INVOICED	TOTAL RECEIVED	CLOSING BALANCE
£0	-£10,000.00	£8,000.00	-£2,000.00



#### Money In

A full breakdown of the tenants that reside in the property and the money that's been received.





#### **Money Out**

Details of any deductions such as management fees or contractor invoices as well as the closing balance from the ledger.

DESCRIPTION		NET	VAT	GROSS
Management Fee	Management Fee at 5%	£150.00	£30.00	£180.00
	Total Money Out	£150.00	£30.00	£180.00

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#### **Payments to Owner**

Payments that were made during the month.

nyments to Owners		
OWNER		AMOUNT PAID
Muhammad Kelly		£236.94
	Total Paid to Owners	£236.94



#### **Management Detail**

This includes additional information regarding the properties within a portfolio.

CERTIFICATE	EXPIRY DATE
Electrical Installation Condition Report	06 June 2025
Gas Safety	05 July 2025
	INSPECTION DATE
	12 May 2025 - 15:00
	Electrical Installation Condition Report

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### **FAQs**

#### How often will I receive a Payment Advice?

You'll receive a Payment Advice each time a payment is made from Street.co.uk.

#### What if my tenant is in arrears?

If your tenant is in arrears, it will be shown clearly on the statement under "Tenant Balance".

#### Can I get a breakdown by property?

Yes, if you own more than one property, the statement will show detailed property-by-property information.

#### Can I download or print my Payment Advice or Statement?

Yes, you can download or print both documents directly from your Street.co.uk landlord portal for your records or accounting purposes.

#### Will I receive a Payment Advice if no rent was paid?

No. You'll only receive a Payment Advice when money is being paid to you. If there was no rent collected or no payment due, you won't get one for that period.