



Fees to Landlords

Let Only Service

We offer a Let Only Service at a charge of half the first months rent plus VAT with a minimum charge of £360.00 including VAT.

Includes:

- Advertising in local paper (First TWO Adverts)
- To Let Board (if required)
- Accompanied viewings
- Interviewing prospective Tenants
- Credit and Reference Checks
- Tenancy Agreements

Excludes:

- Inventory at additional cost (carried out by an External Inventory Provider and is at an additional charge to be confirmed).
- Deposit Registration Fee: £60.00 (inc VAT). Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme and Provide the tenant(s) with the Deposit Certificate and Prescribed Information

Fully managed: 12% of rent (Inc VAT)

We offer a Management Service, which would incur a Set Up Fee of £360 including VAT and a monthly charge of 12 % of rents collected including VAT.

Includes:

- Advertising in local paper (First TWO Adverts)
- To Let Board (if required)
- Accompanied viewings
- Interviewing prospective Tenants
- Credit Check
- Reference Check
- Tenancy Agreements
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arranging repairs and maintenance (subject to your approval)
- Serving Statutory notices (as required)
- Final Inspections
- Arrangement of Inventory (see below for pricing information)
- Rental Collection (providing monthly statements)
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term

ADDITIONAL FEES

Full management additional non-optional fees and charges.

Inventory Fee:

See attached Schedule as this is carried out by an External Inventory Provider and the cost is dependent on the number of bedrooms and/or size of the property and outbuildings. The update of the Inventory of Contents and Schedule of Condition will be charged separately as per attached schedule

Relet Fee:

A fee of £180 including VAT will apply when a property is relet to include the registration of the deposit to the TDS.

Deposit Registration Fee – £60.00 (inc VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

Additional property visits – £72.00 (inc VAT)

- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

Submission of non-resident landlords receipts to HMRC – £60.00 (inc VAT) quarterly

- To remit and balance the financial return to HMRC quarterly – and respond to any specific query relating to the return from the landlord or HMRC

Arrangement Fee for works over £1000.00 – 12% of net cost

- Arranging access and assessing costs with contractor;
- Retaining any warranty or guarantee as a result of any works

Arrangement fee for refurbishments over £1000.00 – 12% of net cost

- Arranging access and assessing costs with contractor;
- Retaining any warranty or guarantee as a result of any works

Obtaining more than two contractors quotes – £25.00

Rent Review Fee – no charge

- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement
- Serve Section 13 Notice if tenancy is on a rolling monthly basis

Renewal Fee (if at Landlords Request) – £180.00 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

Checkout Fee – no charge

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs / replacement/cost of any broken or missing items in accordance with TDS T&Cs.

Court Attendance – £90.00 (inc VAT) per hour

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF