

LANDLORD FEES SCHEDULE

LEVELS OF SERVICE OFFERED:

	Let only: 10% of first years rent + VAT	Rent Collection: 12.5% of rent received + VAT (for duration of tenancy)	Fully Managed: 15% of rent received + VAT (for duration of tenancy)
Agree the rental value	✓	✓	✓
Provide guidance on compliance with statutory provisions and letting consents	✓	✓	✓
Advise on refurbishment requirements	✓	✓	✓
Erect board outside the property in accordance with Town and Country Planning Act 1990 (where possible)	✓	✓	✓
Market the property and advertise on relevant portals	✓	✓	✓
Carry out accompanied viewings (as appropriate)	✓	✓	✓
Find tenants	✓	✓	✓
Advise on non-resident tax status and HMRC (if relevant)	✓	✓	✓
Collect and remit initial month's rent	✓	✓	✓
Provide tenants with method of payment	✓	✓	✓
Deduct any pre-tenancy invoices	✓	✓	✓
Make any HMRC deduction and provide tenant with the NRL8 (if relevant)	✓	✓	✓
Advise all relevant utility providers of any changes	✓	✓	✓
Agree collection of any shortfall and payment method	✓	✓	✓
Receive and remit the monthly rent		✓	✓
Arrangement payments for statutory requirements		✓	✓
Pursue non-payment of rent and provide on rent arrears actions		✓	✓
Undertake two routine visits per annum Report available upon request			✓
Arrange routine repairs and instruct approved contractors			✓
Security Deposit dilapidation negotiations			✓
Hold keys throughout the tenancy term			✓

LANDLORD FEES

All fees quoted are inclusive of VAT unless stated otherwise

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself):

Installing Smoke alarms and Carbon Monoxide £60.00

Handling local authority licensing application £180.00

Letting Fee £420.00

Covers advertising, referencing costs, Right to Rent checks, AML & Sanction checks, deposit registration, legal paperwork.

Inventory Fee (conducting a full photo inventory) £180.00

If you decide to use a third-party inventory clerk instead, you will have to pay the cost of this which varies depending on the company chosen and size of property.

Landlord Withdrawal Fee (Pre-tenancy) £240.00

Tenancy Renewal / Section 13 Notice Fee (Managed Properties) £180.00

Covers market research, negotiation, compliance and sending out relevant paperwork.

Additional Property Visits: £60.00 per visit

Should the landlord request property visits in addition to those within their existing Terms of Business.

Section 13 Notice Fee (Non-Management): £240.00

Tenancy Renewal Fee (Non-Management): 4% of rent due for renewed term + VAT

Arrangement Fee for works over £1000: 10% of invoice value + VAT

Processing Application to Rent Officer: 3% of one years rent + VAT

Mid-tenancy Change of Occupier Fee £180.00

Attending rent assessment panel: £60.00 per hour

Court Attendance Fee £300.00

Deposit Dispute Fee £120.00

Vacant Property Supervision Fee £120.00 per month

Based on fortnightly visits

Interest on Unpaid Commission: 3% above the Bank of England Base Rate from Due Date until paid.