



Fees to landlords

Tenant find:

Letting fee £550 (inc VAT)

INCLUDES:

- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

Fully managed:

Letting fee £450 (Inc VAT)

PLUS 13.2% (INCLUSIVE OF VAT) OF THE MONTHLY RENT

INCLUDES:

- Collect and remit the monthly rent received
- Pursue non-payment of rent and provide advice on rent arrears actions
- Deduct commission and other works
- Advise all relevant utility providers of changes
- Undertake two inspection visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors (providing two quotes)
- Hold keys throughout the tenancy term
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

INCLUDED IN ALL SERVICES

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advise on refurbishment
- Provide guidance on compliance with statutory provisions and letting consents
- Carry out accompanied viewings (as appropriate)
- Market the property and advertise on relevant portals
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advise on non-resident tax status and HMRC (if relevant)
- Prepare & process tenancy agreement

ADDITIONAL FEES AND CHARGES

Overseas Landlords: 4%+VAT (4.8% inc. VAT) of the overall rent payable per month

LHA Tenancy Management: 4%+VAT (4.8% inc. VAT) of the overall rent payable per month

HMO Property Management: 4%+VAT (4.8% inc. VAT) of the overall rent payable per month

Rent and Legal Protection Insurance: 3%+VAT

Cancellation of Management Admin Fee: Two month's rent plus VAT

Buy to Let Advisory Service: One month's rent plus VAT

Property Acquisition Service: 3.6 % inc. VAT (3%+VAT) of purchase price

Refurbishment/Furnishing Service: By quotation
Empty Property Management: £100.00 inc. VAT (£83.34+VAT) per calendar month plus £300.00 float
Renewal Agreement: £126.00 inc. VAT (£105.00+VAT)
Photographic Inventory: £150.00 inc. VAT (£125.00+VAT)
Check Out Inspection: £126.00 inc. VAT (£105.00+VAT)
Check In Inspection: £126.00 inc. VAT (£105.00+VAT)
Court Attendance: £120.00 inc. VAT per hour (£100.00+VAT) per hour
Bailiff Attendance: £120.00 inc. VAT per hour (£100.00+VAT) per hour
Compliance inspections for Managed Properties: £60.00 inc. VAT (£50.00+VAT)
Compliance inspections for Non-Managed Properties: £150.00 inc. VAT (£125.00+VAT)
Safety Checks Inspections Separate E6, E7, E8 By Invoice from Contractor
Combined Safety Inspections – Gas/Elec E9 By Invoice from Contractor
Smoke Alarm/Carbon Monoxide Detector: £50.00 inc. VAT for carrying out alarm check (£41.67+VAT) then £25.00 inc. VAT per replacement alarm (£20.84+VAT) £60.00 inc. of VAT for providing and fitting carbon monoxide alarm
Heater Loan: £60.00 inc. VAT (£50.00+VAT) per week/part week
Works Supervision Own Contractor: 12% inc. VAT (10%+VAT) of works costs
Serving Notices: £150.00 inc. VAT (£125.00+VAT) per notice
Energy Performance Certificate: £96.00 inc. VAT (£80.00+VAT)
Deposit Registration Administration: £36.00 inc. VAT (£30.00+VAT) per annum
Key Cutting Service: £20.40 inc. VAT (£17.00+VAT) per key
Landlord Withdrawal from Offer: Expenses to a max of £450.00 inc. VAT (£375.00+VAT) dependent on case