

LANDLORD FEES AND CHARGES

There are various fees and charges associated with Letting and/or Management of your property that we want you to be aware of.

Level of Service Offered and Commission Charges. Fees are expressed as a % of the agreed rent for the entire period of the Tenancy

Standard Letting Service @12% Including VAT (10% Excluding VAT)

- Advise on Landlord's obligations in relation to health and safety compliance
- Arrange photographs and discuss marketing strategy
- Advertise the property on main property portals
- Accompany viewings
- Negotiate Tenancy offer
- Arrange Tenant references
- Assist with Right to Rent checks
- Collect and hold a Fee of Intent as stakeholder
- Register deposit with Tenancy Deposit Scheme
- Collect and remit rent received
- Chase rent arrears
- Make any HMRC deductions
- Liaise with landlord and tenant regarding renewal or termination

Comprehensive Management Service @18% Including VAT (15% Excluding VAT) In addition to the Standard Letting Service

- Arrange inventory and check in and check out
- Assist landlord and tenant with utility transfers
- Arrange gas and portable appliance safety inspections
- Arrange general routine maintenance using approved suppliers
- Liaise with Landlord's preferred suppliers as required
- Assist with the payment of Ground Rent and Service Charges as required
- Undertake one property visit a year (subject to access)
- Provide emergency tenant out of hours service 365 days per year
- Undertake deposit release negotiations

Managed Only Service 6% Including VAT (5% Excluding VAT)

Renewal Commission - payable at the same percentage as the Level of Service chosen initially

Contract negotiation, amending and updating terms and (as applicable) arranging a further tenancy and/or agreement.

Deposit Registration Fee - £48 including VAT

Register Landlord and Tenant details and protect the security deposit with a Government authorised Scheme. Provide the tenant(s) with the Deposit certificate and Prescribed Information within 30 days of the start of the tenancy.

Submission of Non-Resident Landlord's receipts to HMRC - £300 including VAT

Submission of Non-Resident Landlord's NRL1 form to HMRC- £300 including VAT

Tenant Reference/Right to Rent Check: £180 including VAT

Preparing an Assured Shorthold Tenancy or Contractual Tenancy: £240 including VAT

Overseas Bank Transfer - £15 including VAT

Energy Performance Certificate – £70.80 including VAT

Gas Safety Check and Certificate - £150 including VAT (approximate)

Portable Appliance Check and Certificate - £150 including VAT (approximate)

Service Notice to a Tenant: £150 including VAT

Inventory Fee - typical cost £180 including VAT

Attendance by a Third Party company to undertake a Schedule of Condition of the property. The actual cost of the Inventory Check In/Check Out is dependent on the size of the property. We will give you the price applicable to the property in good time.

Professional Cleaning – typical cost £200 plus VAT The actual cost of cleaning is dependent on the size and condition of the property. We will give you the price applicable to the property in good time.