

Fees to Landlords

LEVELS OF SERVICE OFFERED:

(ALL FEES QUOTED ARE THE MAXIMUM APPLICABLE)

TENANT FIND (Subject to Negotiation): 75% of first month's rental *(90% including VAT)*

Includes:

- Collect and remit initial month's 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)
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RENT COLLECTION (Subject to Negotiation): 8% of Rent *(9.6% including VAT)*

Includes:

- Collect and remit the monthly rental received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears actions
- Make any HMRC deductions

FULLY MANAGED (Subject to Negotiation): 12.5% of Rent *(15% including VAT)*

- Collect and remit the monthly rental 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 quarterly inspection visits and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Make any HMRC deductions

CLIENT MONEY PROTECTION



INDEPENDENT REDRESS



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ADDITIONAL NON-OPTIONAL FEES AND CHARGES (IRRESPECTIVE OF LEVEL OF SERVICE)

SETUP FEE (LANDLORD'S SHARE) £295.00 (*£354.00 including VAT*)

- Agree the market rent and find a tenant in accordance with 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 portal
- Erect board outside property in accordance with Town and Country Planning Act 1990
- Advised on non-resident tax status and MHRC (if relevant)

INVENTORY FEE (LANDLORD'S SHARE) £75.00 to £150.00 (Dependent on Property Size) (*£90.00 to £180.00 including VAT*)

- Preparing an Inventory and Schedule of Condition of the property, taking meter readings.

MANAGED DEPOSIT REGISTRATION FEE: £30.00 per tenancy/renewal (or per annum if periodic) (*£36.00 including VAT*)

- Register landlord and tenant details and protect security deposit with The Dispute Service
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

NON MANAGED DEPOSIT REGISTRATION FEE: £45.00 (*£54.00 + VAT*)

- Register the deposit with an approved scheme on a tenant find or rent collect services.

ADDITIONAL PROPERTY VISIT: £60.00 (*£72.00 + VAT*)

- To attend for specific request 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: £ 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 £300: £10% of net cost (*12% including VAT*)

- Arranging access and assessing costs with contractor
- Ensuring work has been carried out in accordance with the specification of works
- Retaining any warranty or guarantee as a result of any works

RENEWAL FEE (LANDLORD'S SHARE): £100.00 (*£120.00 including*)

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

DEPOSIT DISPUTE FEE: £100.00 (*£200.00 if property is not managed by us*) (*£120.00 including VAT*)

- Preparing documents in the case of a dispute.

CHECKOUT FEE (LANDLORD'S SHARE): £70.00 to £130.00 (Dependent on Property Size) (*£84.00 to £156.00*)

- Instruct inventory provider to attend to carry out.
- Return Deposit as agreed with landlord and tenant to relevant parties.
- Remit any disputed amount to scheme for final adjudication
- Unprotect security deposit

COURT ATTENDANCE: £90.00 per hour (*£108.00 including*)