

FEES TO: LANDLORDS

LEVEL OF SERVICE OFFERED:

Tenant find: 8% of rent (plus 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
- Advise all relevant utility providers of changes

Rent collection: 9% of rent (plus VAT)

INCLUDES:

- Collect and remit the monthly rent received
- Deduct commission and other works
- Pursue non-payment of rent and provide advice on rent arrears action
- Advise all relevant utility providers of changes

Fully man Plus: 10% of rent (plus VAT)

INCLUDES:

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

Any negotiation of the fully managed fee will not include rent and legal insurance. Alternative rent and legal policy is available on request.

Landlords' inventory fee is dependent on number of bedrooms and/or size of property

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

Tenancy Agreement Fee:

£96.00 including VAT

Deposit Registration Fee:

£30.00 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 start of tenancy

Let only Landlords Deposit Registration Renewal Fee:

£30.00 including VAT

Additional property visits:

£25.00 including VAT

Please note we are not responsible for checking a property when empty. If this service is required, there is a charge of £25.00 including VAT per visit.

Arrangement Fee for refurbishments over £1000:

10% of net cost

- 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 completed

Renewal Fee (landlords share):

£72.00 including VAT

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

Checkout Fee (landlords share):

£POA including VAT

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Instruct contractors, obtain quotes, organise repairs/replacement/cost of any broken or missing items (Fully Managed Properties only). For Let Only/Rent Collection, this should be done by the landlords
- Negotiate with tenant any disbursement of the security deposit (for Fully Managed Properties)
- For Let Only/Rent Collection tenancies, landlord should negotiate with tenant
- Return deposit as agreed with landlord and tenant
- Remit any disputed amount to SCHEME for final adjudication for Fully Managed Properties. For Rent Collection/Let Only properties a fee of £100 plus VAT will be chargeable.
- Unprotect Security deposit

Energy Performance Certificates:

£55.00 including VAT

Court Attendance:

£50.00 including VAT per hour

Client Money Protection
provided by ARLA

