

## **LANDLORD FEES:**

Fees will vary according to which service level you chose Fully Managed or Let Only.

Discounts may be available on these rates for larger portfolios or upon request.

### **FULLY MANAGED SERVICE**

#### **Let Fee - £399.00 plus VAT**

The let fee includes everything required to set up your tenancy. Agreeing a market rent, advertising the property, accompanied viewings, tenancy application and referencing, drawing up and executing the AST. Also includes advice and guidance on compliance, statutory provision, letting consents and landlord licencing.

#### **Management Fee - 12% plus VAT of the rental price per calendar month.**

This is a monthly commission calculated as a percentage of the monthly rent and covers:

- Collecting, processing and remitting rent received, supplying monthly statements
- Providing notification of non-resident tax status and making a HMRC deduction where appropriate
- Deductions and payments to third party contractors where appropriate
- Where necessary pursuance of non-payment of rent and advice on debt recovery if necessary
- Rent reviews
- Deposit registration and annual deposit renewal fee with the Deposit Protection Service, registering the landlord and tenant details, providing the tenant with the Deposit Certificate and Prescribed Information
- Advising utility companies of change of occupancy
- Arranging routine repairs and arranging quotes for other works when necessary
- Issuing of Section 21 and Section 8 notices as required
- Provision of 24 hour emergency reporting line for your tenants

### **LET ONLY SERVICE**

#### **1<sup>st</sup> month's rent plus VAT**

The fee includes everything required to set up your tenancy. Agreeing a market rent, advertising the property, accompanied viewings, tenancy application and referencing, drawing up and executing the AST. Also includes advice and guidance on compliance, statutory provision, letting consents and landlord licencing.

## **ADDITIONAL COSTS – when applicable**

### **INVENTORY FEE**

**Landlord Contribution £120.00 plus VAT** – a condition report of the property including contents. To include smoke alarm check pre- tenancy commencement date. Includes Mid- Term Inspection during tenancy and check out inspection following tenant departure.

Or

**Landlord Contribution £100.00 including VAT** – a condition report of the property including contents. Includes Mid- Term Inspection during tenancy and check out inspection following tenant departure. **LANDLORD TO CHECK SMOKE ALARMS AND CONFIRM WORKING AND PRESENT CORRECTLY IN WRITING TO AGENT PRE TENANCY COMMENCEMENT DATE.**

### **Tenant Contribution £100.00 including VAT**

(This rate may vary from time to time dependent on the size of a property we will advise if there is an increase).

### **RENEWAL FEE**

Renewal of tenancy agreement, drawing up and executing renewal documentation, including a rent review if applicable.

### **Landlord £100 plus VAT**

**Landlord Inspection prior to renewal if applicable £30 including VAT (per landlord request)**

### **Tenant £50 plus VAT**

## **CERTIFICATION & ADDITIONAL SERVICES**

**Annual Gas Safety Certificate** - £65.00 plus VAT

**Five Year Fixed Wiring Certificate** from £125.00 plus VAT (dependant on size of property)

**Annual Portable Appliance Testing** from £80.00 plus VAT and £2.00 per appliance

**EPC** £65 + VAT

**Deposit Registration Fee** for **Let Only** Landlords if required £100.00 plus VAT per annum or per tenancy

**Furniture and furnishings** safety inspection £50.00 plus VAT

**Serving Notices – Let Only** - £55.00 plus VAT per notice

