



FEES TO LANDLORDS

Client Money Protection provided by:



Independent Redress:



propertymark

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Level of service offered

Introduction/ Full Tenant

Introduction £210.00 inc VAT

Includes:

- Consultation Service
- Property Marketing Plan
- Dedicated Property Manager
- High Quality Photos and Floor Plan
- 6 Weeks Internet Property Advertising
- Client Property Matching
- Advertising Sign Board

Full Tenant Find £450.00 inc VAT

Includes:

As Introduction Plus:

- Accompanied Viewings
- My Property File Account
- Tenant Referencing Service
- Right to Rent Check
- Arrange Compliant Certificates
- Preparation & Signing of Tenancy Agreement

Part Managed (Rent Collection) : 9% of rent (inc VAT)

Set Up Fee £300 inc VAT

Includes:

- Every Aspect of The Full Tenant Find Service Plus:
- Rent Collection
- Debt Control & Recovery Facilities
- Annual Rental Assessment
- Monthly Statement of Account
- End of Tax Year Statement (upon request)
- Issuing Section 13 Notices &/OR Section 21 Notices (If Required)

FULLY MANAGED: 12.% of rent (inc VAT)

Set Up Fee £420 inc VAT

Includes:

- Every Aspect of The Part Managed Service Plus:
- Deposit Registration ***
- Comprehensive Inventory & Schedule of Condition
- Administration of Property
- Routine Inspections with Photographic Report
- Arrange routine repairs and instruct approved contractors (providing quotes)
- Hold keys throughout the tenancy term
- Tenant Check Out - Damage/Wear & Tear Assessment

***subject to an annual charge of £36.00 inc VAT



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Additional non-optional fees and charges (irrespective of level of service)

SETUP FEE (LANDLORD'S SHARE)

Part Managed: Set Up Fee £250 + VAT (£300 inc VAT)

Fully Managed: Set Up Fee £350 + VAT (£420 inc VAT)

- 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)

INVENTORY FEE (LANDLORD'S SHARE) see attached Schedule

- Dependent on the number of bedrooms and/or size of the property and outbuildings

DEPOSIT REGISTRATION FEE: £36.00 (inc VAT)

- Register landlord and tenant details and protect the security deposit with a Government-authorized Scheme
- Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of start of tenancy

ADDITIONAL PROPERTY VISITS: No Additional Fees Apply

- To attend for specific requests 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: No Additional Fees Apply

- 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 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

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

OBTAINING MORE THAN TWO CONTRACTOR QUOTES: No Additional Fees Apply

RENT REVIEW FEE: No Additional Fees Apply

- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant
- Direct tenant to make payment change as appropriate
- Update the tenancy agreement
- Serve Section 13 Notice if tenancy is on a rolling monthly basis

RENEWAL FEE (LANDLORD'S SHARE): £36 inc VAT

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

CHECKOUT FEE (LANDLORD'S SHARE): No Additional Fees Apply

- Agree with tenant check out date and time appointment
- Instruct inventory provider to attend
- Negotiate with landlord and tenant any disbursement of the security deposit
- Return deposit as agreed with landlord and tenant to relevant parties
- Remit any disputed amount to Scheme for final adjudication
- Unprotect security deposit
- Instruct contractors; obtain quotes; organise repairs /replacement/cost of any broken or missing items

COURT ATTENDANCE: No Additional Fees Apply