

LANDLORD FEE SCHEDULE

Fully Managed 10% Plus VAT (12% Inc VAT) Includes: -

- Collecting rent and remitting quarterly statements.
- Pursuance of non-payment of rent.
- Six monthly property inspections.
- Arranging maintenance repairs.
- Repeat Right to Rent checks annually (if required).
- Transfer of utilities at the start and end of the tenancy.
- Service of Section 21 Notice if possession is required.
- Negotiating deposit returns and remit of deposit funds.
- Holding keys for emergencies during the tenancy.

Set Up Fee (new tenancy) £350.00 Plus VAT (£420.00 Inc VAT) includes: -

- Appraisal to ensure all legal requirements have been carried out on the property prior to letting. To include a Gas Safety Inspection, Energy Performance Certificate (EPC), Electrical Installation Condition Report (EICR) and Legionella Risk Assessment.
- Marketing and advertising on property portals.
- Accompanied viewings.
- Comprehensive tenant referencing, to include credit check, affordability, and previous landlord, to include a guarantor reference if required.
- Complete Right to Rent checks on tenants and permitted occupiers in accordance with the Home office.
- Supply of a twelve month Assured Shorthold Tenancy Agreement and associated tenancy paperwork.
- Registration of tenant deposit with the Deposit Protection Service and service of certificate to the tenant.

Take Over Management Fee Per Property (150.00 Plus VAT (£180.00 Inc VAT) includes: -

- Rent review.
- Check of current AST and issue of new AST and associated tenancy paperwork.
- Legal compliance check, including Health and Safety.
- Property visit.
- Advise on maintenance repairs or improvements.

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Energy Performance Certificate. To arrange an appointed contractor to carry out the EPC.	£80.00 (£96.00 Inc VAT)
Electrical Installation Condition Report. To arrange a qualified electrician to carry out the EICR. This does not include the cost of the certificate.	£25.00 (£30.00 Inc VAT)
Gas Safety Inspection. To arrange the annual check. This does not include the cost of the certificate.	£25.00 (£30.00 Inc VAT)
Legionella Risk Assessment. To arrange the inspection and supply a report.	£80.00 (96.00 Inc VAT)
Landlords Rent and Legal Protection. Cover the legal costs of eviction and up to 6 months loss of rent.	Price on Application
Inventory Report. To arrange for a comprehensive schedule of condition prior to the commencement of the tenancy.	£110.00 (132.00 Inc VAT)
Checkout Report. To complete a full inspection of the condition of the property at the end of the tenancy compared to the ingoing inventory, allowing for fair wear and tear.	£90.00 (108.00 Inc VAT)
Deposit Dispute. If reasonable attempts have been made with the tenant regarding deductions but no agreement can be obtained, the deposit must go to adjudication with the relevant proof to support the landlords' request.	£50.00 (£60.00 Inc VAT)
Renewal Fee. To review the rental and negotiate with the tenant a new 12-month fixed term AST Agreement.	£100.00 (120.00 Inc VAT)
Memorandum of Agreement. Used for extended tenancies with a rent increase but without a new AST agreement.	£50.00 (£60.00 Inc VAT)
Professional Works Fee. Commission charged on all instructed works instructed over £500.00.	7.5% (9% Inc VAT)
Court Attendance. To represent the client if a possession claim proceeds to court. (Fee covers up to two hours attendance) any expenses will be in addition.	£150.00 (£180.00 Inc VAT)