Landlord fees schedule

LEVELS OF SERVICE OFFERED

	Tenant Find: 90% of rent (inc. VAT)	Rent collection: 6% of rent (inc. VAT)	Fully managed: 12% of rent (inc. VAT)
Agree the rental value			
Provide guidance on compliance with statutory provisions and letting consents			
Advise on refurbishment requirements			
Erect board outside property in accordance with the Town and Country Planning (Control of Advertisements) Regulations 1992			
Carry out profressional photography + floorplan			
Market the property and advertise on relevant portals			
Carry out accompanied viewings - as appropriate			
Tenant find service			
Collect and remit initial months ’ rent			
Provide tenants with method of payment			
Deduct any pre-tenancy invoices			
Advise all relevant utility providers of any changes			
Agree collection of any shortfall and payment method			
Demand, collect and remit the monthly rent			
Arrangement payments for statutory requirements			
Pursue non-payment of rent and provide advice on rent arrears actions			
Undertake two routine visits per annum and notify the outcome to the landlord			
Serve a section 13 notice to increase the rent			
Arrange routine repairs and instruct approved contractors			
Tenancy Deposit dilapidation negotiations			
Hold keys securely throughout the tenancy term			

Landlord fees schedule

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

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PRE-TENANCY FEES (ALL SERVICE LEVELS)

Arranging and facilitating statutory compliance (this is in addition to the costs of the item itself) if not provided on instruction or undertaken by the landlord:

" Energy Performance Certificate (EPC) £140 - £245 (inc. VAT)
per tenancy - dependent on amount of bedrooms.
" Gas Safety Certificate (GSR) £108 (inc. VAT) per tenancy. Gas Safety with boiler service £114 (inc. VAT) per tenancy.
" Electrical Installation Condition Report (EICR) £216-£320 (inc. VAT) per tenancy - dependent on bedrooms.
" Portable Appliance Testing (PAT) £120 (inc. VAT) per tenancy
" Inventory / Schedule of Condition £140 - £245 (inc. vat) per property - dependent on amount of bedrooms.
" Legionella Risk Assessment £320 (inc. VAT) per tenancy
" Installing Smoke alarms and Carbon Monoxide £120 (inc. VAT) per tenancy
" Testing Smoke alarms and Carbon Monoxide detectors on the first day of the tenancy £60 (inc. VAT) per tenancy
" Handling local authority licensing application £360 (inc. VAT) per tenancy

START OF TENANCY FEES

Set-up Fees: 90% of the first months rent (inc. VAT) per tenancy. Referencing for up to two tenants (ID and Sanctions checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers / landlords and any other relevant information to assess affordability) as well as contract negotiation (amending and agreeing terms) and arranging the signing of the tenancy agreement.

Guarantor Fees: £60 (inc. VAT) per guarantor. Covering credit referencing and preparing a Deed of Guarantee (or as part of the Tenancy Agreement).

Permitted Occupier Fees: £60 (inc. VAT) per permitted occupier. Explaining to any permitted occupier their rights and responsibilities towards the named tenant (s)
and landlord.

Inventory / Schedule of Condition Fees: £___ (inc. VAT) per tenancy (see separate document). Dependant on furnished/unfurnished, the number of bedrooms and/or size of the property and any outbuildings.

Accompanied Check-in Fees: £75 (inc. VAT) per tenancy.
Attending the property to welcome the tenant(s), confirm the Inventory and Schedule of Condition, explain the operation of appliances, highlight the location of utility meters, stop-cocks etc. and test that all smoke alarms and carbon monoxide detectors are present and in working order. This is subject to an approved Inventory as above.

Landlord Withdrawal Fees (before move-in): £500 (inc. VAT) per tenancy. To cover the costs associated with the marketing, advertising and tenancy set-up should the landlord withdraw from the tenancy before it has started.

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INDEPENDENT REDRESS:

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DURING TENANCY FEES

Additional Property Visits: £72 (inc. VAT) per visit. Should the landlord request property visits in addition to those within their existing Terms of Business, this covers the costs of attending the property.

Rent Review Fees: £90 (inc. VAT) per tenancy. Rent can only be increased once a year and landlords will not be able to increase the rent within the first 12 months of the tenancy. Landlords must use the process in Section 13 of the Housing Act 1988 for increasing the rent and ensure the notice is in writing using Form 4A. Landlords must give at least two months' notice before the increase starts. The increase must be in line with local market rents.

Right-to-Rent Follow-Up Check: £60 (inc. VAT) per check. Undertaking a repeat check in person on a time-limited visa in accordance with the Immigration Acts 2014 and 2016. Notifying the Home Office should an illegal overstayer be identified. This does not apply to a Tenant-Find service.

Landlord Withdrawal Fees (during tenancy): £180 (inc. VAT) per tenancy. To cover the costs associated with advising the tenant on the change and the position of the security deposit, transferring the security deposit to the landlord or new agent, notifying all utility providers and local authority (where necessary), returning all relevant documents held by the agent to the landlord, and any other actions required. This does not apply to a Tenant-Find service.

Arrangement Fees for one-off works over £500 will be charged on the basis of 12% (inc. VAT) of net invoice cost. Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee.

Contractor Commission: 12% of contractors invoice (inc. VAT). To cover the costs associated with arranging and facilitating the visit of a vetted professional tradesperson.

Arrangement Fees for refurbishments over £500 : 12% of net cost (inc. VAT). Arranging access and assessing the costs with any contractors, ensuring work has been carried out in accordance with the Specification of Works and retaining any resulting warranty or guarantee.

END OF TENANCY FEES

Check-out Fees: £140 - £245 (inc. VAT) per tenancy - dependent on amount of bedrooms. Attending the property to undertake an updated Schedule of Condition based on the original inventory and negotiating the repayment of the security deposit.

Tenancy Deposit Dispute Fee: £300 (inc. VAT) per tenancy. The costs associated with the preparation of all evidence and

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FINANCIAL CHARGES

Submission of Non-Resident Landlords receipts to HMRC £60 (inc. VAT) quarterly. To remit and balance the financial return to HMRC on both a quarterly and annual basis.

Additional HMRC Reporting Fees: £60 (inc. VAT) per request. Responding to any specific queries relating to either the quarterly or annual Return from either the landlord or HMRC.

Fees for providing an Annual Income and Expenditure Schedule: £60 (inc. VAT) annually.

OTHER FEES AND CHARGES

Vacant Property Management Fees: £60 (inc. VAT) per visit. To cover the costs associated with visiting the property to undertake visuals checks on the inside and outside at a frequency mutually agreed with the landlord.

Management Take-over Fees: £180 (inc. VAT) per tenancy. To cover the costs associated with taking over the management of an ongoing tenancy, ensuring all statutory compliance has been undertaken, confirming everything under ‘ Set-up Fees ’ above, receiving and protecting the tenancy deposit and providing all necessary legal documentation to the tenant.

Deposit Transfer Fees: £30 (inc. VAT) per deposit. Should the landlord request any changes to a protected deposit during a tenancy, this covers the costs associated with legal compliance for said request.

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