



FEES TO: LANDLORDS

LEVEL OF SERVICE OFFERED:

Tenant Find: 50% one months rent
Subject to min fee of £295 + VAT

Fully managed: (see Setup fee below) 10% + VAT
Overseas Landlords 12.5% + VAT

INCLUDES:

- * Collect and remit initial month's Rent received
- *Agree collection of any shortfall And payment method
- *Provide tenant with method of payment
- *Deduct any pre-tenancy invoices
- *Make any HMRC deductions and Provide tenant with the NRL8 (if Relevant)

INCLUDES:

- * Collect and remit the monthly rent received
- * Pursue non-payment of rent and provide advice on rent arrears actions
- * Deduct commission and other works
- * Advise all relevant utility providers of changes
- * Undertake two inspection visits per annum and notify landlord of the outcome.
- *Arrange routine repairs and instruct approved Contractors (providing two quotes)
- *Hold keys throughout the tenancy term
- *Six months Rent Guarantee Cover

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

Setup Fee (Landlords Share)

£354.00 (inc VAT)

- Agree the market rent and find a tenant in accordance with the landlord guideline;
- 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)
- Standard Inventory (Photographic Inventory if required additional £25 (inc VAT))
- Deposit Registration fee – register landlord and tenant details and protect deposit with My Deposits and provide the tenant with Deposit Certificate and information within 30 days of start of tenancy.

Re-registration of deposit fee :

£25 (inc VAT)

Obtaining more than two contractors quote:

£10 (inc VAT) per quote

Rent Review Fee

£50 (inc VAT)

- 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 (landlords share)

£50 (inc VAT)

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

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF STAFF