



FEES TO LANDLORDS

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FULLY MANAGED: 10% of rent (12.5% of rent inc VAT)

TENANCY SETUP FEE: £180.00 (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: £108.00 (inc VAT)

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

DEPOSIT REGISTRATION FEE: £54.00 (inc VAT) per annum

- 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

SUBMISSION OF NON-RESIDENT LANDLORDS RECEIPTS TO HMRC: £54 (inc VAT) quarterly

- 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 UNDER £2000: NO CHARGE

- 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 BELOW REGULATORY CERTIFICATES:

- Arranging access 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 work

ARRANGEMENT OF GAS SAFETY INSPECTION: £90 inc VAT

ARRANGEMENT OF ELECTRICAL REPORT (EICR): £210 inc VAT

ARRANGEMENT OF EPC: £90 inc VAT

ARRANGEMENT FEE FOR REFURBISHMENTS OVER £2000: 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

RENEWAL FEE: £90.00 (inc VAT)

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement
- Review rent in accordance with current prevailing market condition and advise the landlord
- Negotiate with tenant

CHECKOUT FEE: £90.00 (inc VAT)

- 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 CHARGE

EARLY TERMINATION (LANDLORD'S REQUEST): £175 (inc VAT) plus commission on rent per month remaining of contract.



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TENANT FIND ONLY: 75% of a months rent (90% of a months rent inc VAT)

SERVICES PROVIDED WHERE REQUESTED

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