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FEES TO LANDLORDS

Level of service offered

LETTING SERVICE:
13.2% (inc VAT)

INCLUDES:

- Finding a tenant
- Carry out accompanied viewings
- Market the property and advertise on the relevant portals
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
- Pursue non-payment of rent

If the tenancy is 12 months and the rent is £1000 per month, the fee calculated shall be 13.2% of the annual rent, so the fee will be £1584. Minimum Commission charge is £1500 (inc VAT).

This commission will also be due on every tenancy renewal.

FULLY MANAGED:
20.4% of rent (inc VAT)

INCLUDES:

- Finding a tenant
- Carry out accompanied viewings
- Market the property and advertise on relevant portals
- Ensure the landlord complies with their statutory obligations
- 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 property visits per annum and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Deposit dilapidation negotiations

If the tenancy is 12 months and the rent is £1000 per month, the fee calculated shall be 20.4% of the annual rent, so the fee will be £2488. Minimum Commission charge is £1500 (inc VAT).

This commission will also be due on every tenancy renewal.



SHORT TERM LET:
30% of rent (Inc VAT)

INCLUDES:

- Finding a tenant
- Carry out accompanied viewings
- Market the property and advertise on relevant portals.
- Ensure the landlord complies with their statutory obligations
- 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
- Arrange routine repairs and instruct approved contractors
- Hold keys throughout the tenancy term
- Deposit dilapidation negotiations

If the tenancy is 4 months and the rent is £1500 per month, the fee calculated shall be 30% of the total rent, so the fee will be £1800. Minimum Commission charge is £1500 (inc VAT).

This commission will also be due on every tenancy renewal.



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

Tenancy Agreement Fee (Landlord's Share):	£276 (inc VAT) - Draw up the Tenancy Agreement and issue the relevant paperwork.
Deposit Registration Fee (Landlord's Share):	£48 (inc VAT) - Register landlord and tenant details and protect the security deposit with the Tenancy Deposit Scheme.
Inventory Arrangement Fee	£60 (inc VAT) - Plus the Inventory Company charge which is dependant on size and content of property.
Inventory Cost	The cost of the Inventory and Check In will be passed directly to the landlord from the inventory company used - The tenant normally pays for the Check Out.
Sale of the Property to the Tenant:	2.4% of the Sale Price plus VAT
Letting Service Renewal Commission Fee	13.2% (inc VAT) of the total rent - Review rent in accordance with the market and advise the landlord, Negotiate and agree the renewal, Ongoing rent collection, credit control and accountancy.
If the renewal is agreed at £1200 per month for a further 12 months, the fee calculated shall be 13.2% of the total rent for the 12 months, so the fee will be £1900.80	
Fully Managed Renewal Commission Fee	20.4% (inc VAT) of the total rent - Review rent in accordance with the market and advise the landlord, Negotiate and agree the renewal, Continuation of Fully Managed service
If the renewal is agreed at £1200 per month for a further 12 months, the fee calculated shall be 20.4% of the total rent for the 12 months, so the fee will be £2937.60	
Additional property visits	£90 (inc VAT) per visit - To attend as necessary for specific requests such as to monitor the tenancy or any maintenance-linked visit
Submission of non-resident landlords receipts to HMRC	£540 (inc VAT) annually - 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 refurbishments over and above day to day management (if managed)	12% (inc VAT) of net cost (minimum fee of £180 including VAT) - 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
Vacant Management	£276 (inc VAT) per month - Visit the property once a fortnight and maintain utility bill accounts as instructed (optional if required)
Court Attendance	£300 (inc VAT) per hour
Obtaining Consents	£84 (inc VAT) per document
Arranging and Obtaining the EPC	£150 (inc VAT) includes the cost of the EPC

LETTING SERVICE COSTS (For Managed Service we will only charge the Landlord the contractors invoice)

Arranging Gas Safety Record and service for upto 3 appliances (excluding engineers invoice)	£120 (inc VAT)
Arranging Portable Appliance Test for upto 10 appliances (excluding engineers invoice)	£60 (inc VAT)
Combining arrangement Gas Safety Record and Portable Appliance Test (excluding engineers invoice)	£120 (inc VAT)
Arrangement fee for installation of Smoke and CO Alarms (excluding contractors invoice)	£60 (inc VAT)

IF YOU HAVE ANY QUESTIONS ON OUR FEES, PLEASE ASK A MEMBER OF OUR LETTINGS TEAM.

