FEES TO LANDLORDS

Client Money Protection provided by:

Independent Redress:

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FEES TO LANDLORDS

Level of service offered

TENANT FIND: £600 (inc VAT)

INCLUDES:

- Collect and remit initial months' rent received
- Agree collection of any shortfall and payment method
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

FULLY MANAGED: 13% of rent (inc VAT)

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
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

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NON-OPTIONAL fees and charges

SETUP FEE (LANDLORD'S SHARE): £120.00 (inc VAT)
- Agree the market rent and find a tenant in accordance with the landlord guidelines
- Advise on refurbishment and visual check in compliance with the Homes Act 2018
- 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
- Reference tenants (to include Right to Rent checks and any required follow up checks (follow up checks on managed only) and reference guarantor (if required)
- Set up tenancy and check tenants in on first day

Deposit Registration Fees (where collected): £25.00 (inc. VAT) per tenancy. Register landlord and tenant details and protect the security deposit with a Government-authorised Scheme. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

ARRANGEMENT FEE FOR WORKS OVER £500 - 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 work

OBTAINING MORE THAN TWO CONTRACTOR QUOTES
£50.00 (inc VAT) per quote

Renewal Fees: £60.00 (inc. VAT) per tenancy.
Contract negotiation, amending and updating terms and arranging for the signing of a further tenancy agreement.

SUBMISSION OF NON-RESIDENT LANDLORDS RECEIPTS TO HMRC: quarterly - No charge
- To remit and balance the financial Return to HMRC on both a quarterly and annual basis.

OPTIONAL fees and charges

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) £90.00 (inc. VAT) per tenancy
- Gas Safety Certificate £90 .00 (inc. VAT) per annum
- Electrical Installation Condition Report (EICR) £198 (inc. VAT)
- Portable Appliance Testing £78.00 (inc. VAT) per tenancy
- Legionella Risk Assessment £ 90.00 (inc. VAT) per tenancy
- Installing Smoke alarms and Carbon Monoxide £72.00 (inc. VAT)

INVENTORY FEE (LANDLORD'S SHARE) £114.00 (inc. VAT)
Full inventory for 1 to 3 bedroom properties (unfurnished) including full photographic evidence. If the property is larger or furnished we can supply you with a quote.

RENT PROTECTION POLICY: £300 (Inc. VAT)
- Rental income protection (upto (£2500 pcm) to include legal expenses cover upto £100,000 (subject to T&C's)

ADDITIONAL PROPERTY VISITS: £36.00 (inc VAT)
- To attend for specific requests such as neighbour disputes; more visits are required to monitor the tenancy; or any maintenance-linked visit

COURT ATTENDANCE: £108.00 (inc VAT) per hour

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