

LANDLORD FEES SCHEDULE

LET AND MANAGEMENT	18% inc. VAT (15% plus VAT) of rent plus Set-up Fee. All services listed within the let only and let and rent collect services, continue to comply with the Landlord's statutory obligations during the tenancy, advise relevant utility providers and the local authority of new occupants, undertake at least one inspection per year and provide inspection report, arrange general repairs and maintenance, instruct insured contractors, hold keys throughout the tenancy term.
LET AND RENT COLLECT	12% inc. VAT (10% plus VAT) of rent plus Set-up Fee. All services listed within the let only service, collect and lodging of deposit with DPS, collect and remit monthly rent received, provide a monthly statement of rents received, use reasonable endeavours to collect any outstanding rent.
LET ONLY	12% inc. VAT (10% plus VAT) of first year's rent plus Set-up Fee. Advertise and market the property, accompany viewings, negotiate offers, collect and remit initial months' rent received.

ADDITIONAL NON-OPTIONAL FEES AND CHARGES

START OF TENANCY FEES

Set-up Fee	£810 inc. VAT per tenancy. Referencing for up to two tenants (ID checks, Right-to-Rent check, financial credit checks, obtaining references from current or previous employers/ landlords and any other relevant information to assess affordability carried out by an independent referencing agency), providing and arranging the signing of a standard tenancy agreement, providing an independent inventory, comply with any of the Landlord's statutory obligations for service of documents at the start of the tenancy.
Abortive Tenancy (before move-in)	£810 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.
Deposit Registration Fee (Let only service only)	£90 inc. VAT per tenancy. Register landlord and tenant details and protect the security deposit with the DPS. Provide the tenant(s) with the Deposit Certificate and Prescribed Information within 30 days of the tenancy start date.

DURING TENANCY FEES

Additional Property Visits	From £144 inc. VAT per visit with let and management service. From £180 inc. VAT per visit with let and rent collect or let only services. Should the landlord request property visits in addition to those within their existing Terms of Business.
Rent Review Fee	£288 inc. VAT per tenancy with let and management service. £360 inc. VAT per tenancy with let and rent collect or let only services. Review rent in accordance with current prevailing market conditions and advise the landlord, serve a Section 13 4a Notice with appropriate comparables, negotiate with the tenant(s), direct tenant(s) to make payment change as appropriate.
Contractor Commission	No contractor fees, no hidden contractor commission.
Arrangement Fees for works from £500 to £10,000	12% inc. VAT of net cost. Let and management service only.
Arrangement Fees for works over £10,000	From 14.4% inc. VAT of net cost. Let and management service only.

END OF TENANCY FEES

Check-out Fee	From £210 inc. VAT per tenancy with let and management service. From £225 inc. VAT per tenancy with let and rent collect or let only services. Instructing an independent inventory clerk to provide a 'Check Out Report and Schedule of Condition'.
Negotiations on deposit settlement	£144 inc. VAT per hour with let and management service. £180 inc. VAT per hour with let and rent collect or let only services.
Statutory Declaration (if required)	£180 inc. VAT. Processing statutory declaration for deposit return including solicitor witness.
Deposit Refund	Free of Charge.
Service of Legal Notices (Section 8)	From £288 inc. VAT with let and management service. From £360 inc. VAT with let and rent collect or let only services.

FINANCIAL CHARGES

Interest on Unpaid fees	4% per annum above the base rate from time to time of Barclays Bank PLC from the due date until paid.
Annual Income and Expenditure Schedule	£148 inc. VAT per statement with let and management service. £185 inc. VAT per statement for let and rent collect service.

OTHER FEES AND CHARGES

Professional Time (Negotiators)	£144 inc. VAT per hour with let and management service. £180 inc. VAT per hour with let and rent collect or let only services.
Professional Time (Partners and Managers)	£288 inc. VAT per hour with let and management service. £360 inc. VAT per hour with let and rent collect or let only services.
Void Management	From £202.50 inc. VAT per month with let and management service. From £270 inc. VAT per month with let and rent collect or let only services. Visit the property fortnightly or as agreed, recommend and instruct any repairs or maintenance subject to an administration charge of 12% of the net invoice for such works, liaising with insurance and utility companies as necessary.
Rent Protection Service	From £49 inc. VAT per month. 100% of rent paid (limit £100,000), legal expenses, nil excess, up to 6 weeks at 90% of the rent following vacant possession, up to £1,000 on top of the deposit amount towards property damage, payment of the rent increase on a valid Section 13 if the tenant refuses to pay, first month's rent paid in the event the tenant obtains the keys before the funds have been received, up to 90 days alternative accommodation and storage for a landlord where a tenant has not vacated their property.
Third Party Rent Protection Administrative Work	£144 inc. VAT per hour with let and management service. £180 inc. VAT per hour with let and rent collect or let only services. Time spent managing claims, communicating with insurers and providing evidence (not applicable with Rent Protection Service).

Please ask a member of our team if you have any questions about our fees.

CLIENT MONEY PROTECTION



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