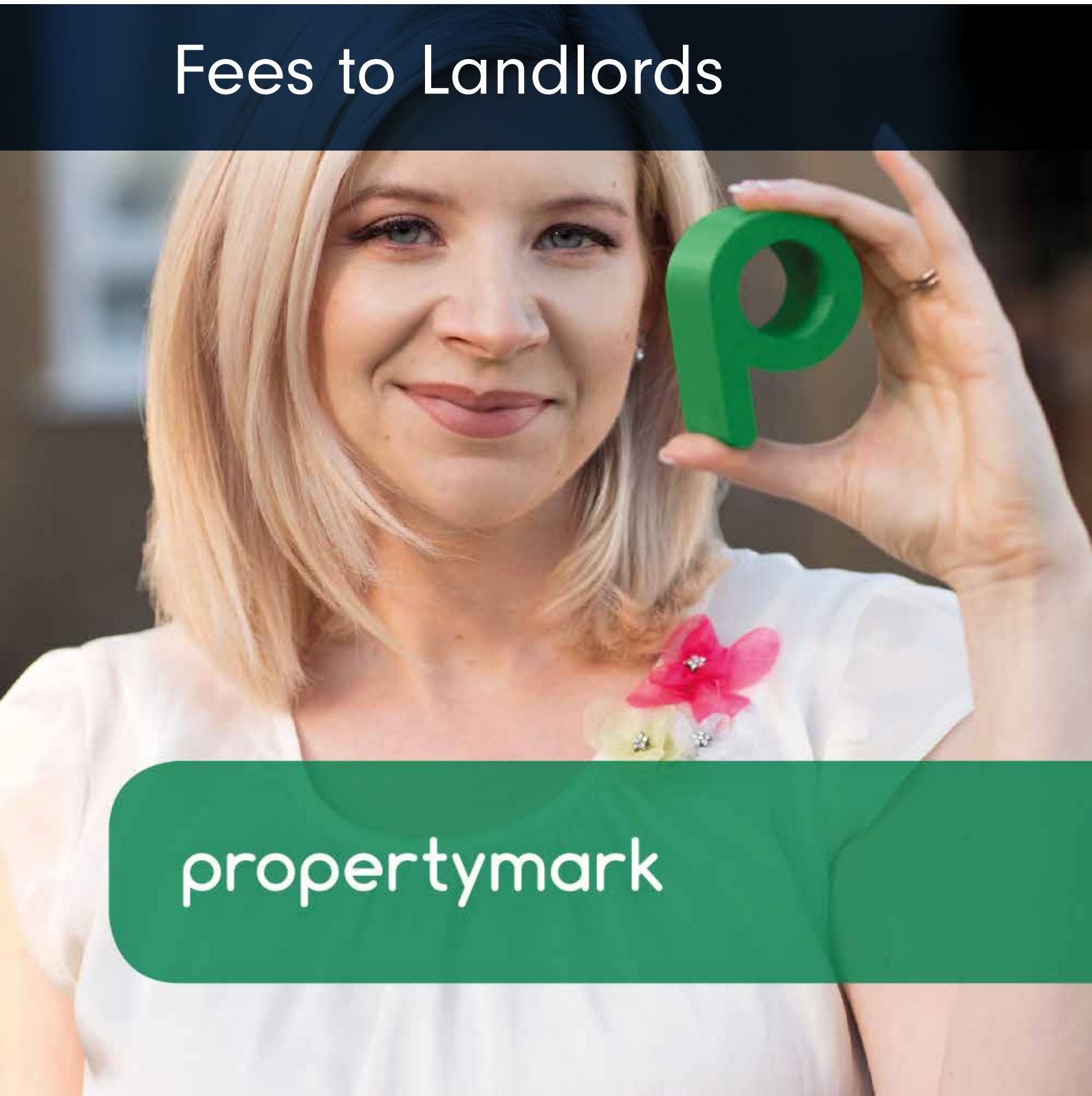


**MOGINIE
JAMES**

Fees to Landlords



propertymark



Fees to Landlords

LET ONLY: 90% of rent inc VAT (75% + VAT)

INCLUDES:

- Initial collection of rent and deposit
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)

PART MANAGED: 7.2% of rent inc VAT (6% + VAT)

INCLUDES:

- Initial collection of rent and deposit
- Provide tenant with method of payment
- Deduct any pre-tenancy invoices
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
- Set up fee of 60% inc VAT (50% + VAT)
- Includes Rent Guarantee as standard * T & C's apply

FULLY MANAGED: 15% inc VAT (12.5% + 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 regular inspection visits and notify landlord of the outcome
- Arrange routine repairs and instruct approved contractors
- Includes Rent Guarantee as standard * T & C's apply
- Make any HMRC deduction and provide tenant with the NRL8 (if relevant)
- Set up fee of 60% inc VAT (50% + VAT)

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

Setup Fee:

Managed and Part Managed - 60% inc VAT (50% +VAT)
or/Let Only - 90% inc vat (75% +VAT)

- Agree the market rent and find a tenant in accordance with the landlord guidelines;
- Advice 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:

£84 inc VAT - £168 inc VAT (£70 +VAT - £140 +VAT)

Dependent on the number of bedrooms and/or ize of the property and outbuildings

Deposit Registration Fee:

£24 inc VAT (£20 +VAT)

- 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 start of tenancy

Rent Review Fee:

£24 inc VAT (£20 +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

Renewal Fee:

£90 inc VAT (£75 +VAT)

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

Checkout Fee:

INCLUDED IN INVENTORY FEE

- Agree with tenant check out date and time appointment
- Arrange time and date for 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/ Legal Notices

Serve Section 21 Notice to tenant to end the tenancy

£24 inc VAT (£20 +VAT)

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

www.moginieames.co.uk