

FEES TO LANDLORDS

Tenant Find: 60% of rent (inc VAT) subject to a minimum fee of £420 (inc VAT)	Rent Collection: 6% of rent (inc VAT)	Fully Managed: 12% of rent (inc VAT)
<ul style="list-style-type: none"> Property appraisal and rental valuation Advertising and marketing of property Accompanied viewings Arranging for application form(s) to be completed by applicant(s), taking up references and carrying out credit checks (where possible). Where necessary, requesting a Guarantor Preparing an Assured Shorthold Tenancy Agreement or Non-Housing Act Tenancy if appropriate Provide advice on compliance Collect and remit initial rent Collect and register deposit 	<ul style="list-style-type: none"> Collect and remit the monthly rent received Deduct commission and invoices for other works Pursue non-payment of rent and provide advice on rent arrear actions Make any HMRC deductions, if appropriate 	<ul style="list-style-type: none"> All the points within the 'tenant find' service (see left) Placing the Tenant's deposit with The Deposit Protection Service Regular visits to the property throughout the tenancy Arranging any works or repairs at the property. Liaising with tradespeople and the tenant Arranging safety inspections Carrying out inspection at the end of the tenancy and deal with deposit release Serving relevant notices

ADDITIONAL FEES:

Setup Fee (Managed service):	£210 (inc VAT)
<ul style="list-style-type: none"> Agree the market rent and find a tenant in accordance with the landlord guidelines Advise on refurbishment Provide guidance on compliance with statutory provision Market the property and advertise on relevant portals Carry out accompanied viewings Erect board outside property in accordance with Town and County Planning Act 1990 	
Inventory Fee	Quotes will be provided
Additional property visits (Tenant Find Service)	£40 (inc VAT)
Arrangements fee for work	
Tenant Find	6% (inc VAT) of total cost (minimum fee of £25 inc VAT)
Between tenancies of managed properties	6% (inc VAT) of total cost
Works costing over £1,000 including VAT on managed properties	6% (inc VAT) of total cost
<ul style="list-style-type: none"> Arranging access, obtaining quotes and assessing costs with contractor Ensuring work has been carried out in accordance with the specification of works Forwarding any warranty or guarantee as a result of any works 	
Renewal Fee (landlord and tenant total)	£120 (inc VAT)
<ul style="list-style-type: none"> Contract negotiation, amending and updating terms and arranging a further tenancy and agreement 	
Checkout Fee (Tenant Find Service)	£90 (inc VAT)
<ul style="list-style-type: none"> Carry out a checkout inspection Provide a report together with photos 	

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

