

Country Properties Hatfield Lettings Price List

This Office is part of a Client Money Protection Scheme	Name/Ref No CMP002038
This Office is part of the Redress Scheme	The Property Ombudsman D00948

LANDLORD FEE(S)	Price Including VAT
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<p>Set up fee Fully Managed - <i>Based on a fixed fee</i> <i>Agree the market rent and find a tenant in accordance with the landlord guidelines; Advise 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)</i></p>	£150 tenant find fee
<p>Management Fee % - <i>% of the rent pcm</i> <i>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 management visits and notify landlord of the outcome, arrange routine repairs and instruct approved contractors, hold keys throughout the tenancy term, make any HMRC deduction and provide tenant with the NRL8 (if relevant)</i></p>	14.5%
<p>Set Up Fee Tenant Find/Let Only - <i>Based on a fixed fee</i> <i>Agree the market rent and find a tenant in accordance with the landlord guidelines; Advise 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). 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)</i></p>	6 month £600 12 month £700
<p>Set up fee Rent Collection - <i>Based on a fixed</i> <i>Agree the market rent and find a tenant in accordance with the landlord guidelines; Advise 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)</i></p>	£150
<p>Rent Collection Fee % - <i>% of the rent pcm</i> <i>Collect and remit the monthly rent received, deduct commission and other works, pursue non-payment of rent and provide advice on rent arrears actions, make any HMRC deduction and provide tenant with the NRL8 (if relevant)</i></p>	11%
<p>Renewal Fee (Spilt between Landlord & Tenant) - <i>Based on a fixed fee</i> <i>Contract negotiation, amending & updating terms and arranging a further tenancy & agreements</i></p>	£360 6 months £420 12 months
<p>Withdrawal Fee – <i>At any time before the completion of the Tenancy documentation. However, if a formal offer has been made by an applicant, it may not be possible to withdraw the offer if it has been accepted. In this instance, if the applicant agrees to accommodate your request you should expect to meet reasonable costs and expenses incurred by the applicant. If you instruct the Agent to proceed with a proposed Tenancy and subsequently withdraw your instructions you agree to meet</i></p>	2x Tenants admin fees paid to agent (£50 per applicant, £150 per tenancy admin fee) Costs for works/services undertaken at

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<i>the reasonable costs and expenses incurred by the Agent and pay a contribution towards the Agent's advertising costs.</i>	<i>landlords request to be paid to agent, plus additional costs incurred by applicants.</i>
Per Inventory/Per Checkout,	
Furnished Property	Studio £140 1 Bed £150 2 bed £160 3 bed £180 4 bed £190 5 bed £210
Unfurnished property	
Check In	Included in inventory prices above
Check Out	£125
Rent Recovery Warranty per annum	£180
Optimum (<i>court costs for non-payment of rent</i>)	
Photocopies of inventory/Tenancy Agreement	£25
Letter for mortgage purposes	£0
EPC	£90
Gas Safety Cert/Check	£60
Legionnaires Risk Assessment	£60
Changing light bulbs	TBA
Work supervision and arrangement fees	12% for cost of repairs & maintenance work may be made for work carried out in excess of £500.00
Any commission earned by us when acting on your behalf will be retained by us, typically this will range from nil to 10% of the value of the works completed.	
Fee for time spent in arranging quotes & organising repairs, prior to the letting of the Premises should a let not proceed, or during vacant periods. <i>Based on a fixed fee</i>	£24 per quote
Care-Taking Service; per visit for visiting and checking the Premises during void periods. <i>Based on a fixed fee</i>	£30 per visit
Administration charge for quarterly returns etc if you are not resident in the UK and do not hold an approval number	£120.00 per quarter
Administration charge for additional services carried out upon your written request	£30 per service
Administration charge for additional/copy Annual Tax Statements	£30