

## Country Properties Bedford Lettings Price List

This Office is part of a Client Money Protection Scheme	Name/Ref No A5243
This Office is part of the Redress Scheme	The Property Ombudsman E1358

<b>LANDLORD FEE(S)</b>	<b>Price Including VAT</b>
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<p><b>Set up fee   Fully Managed</b> - <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>	<p>£300</p> <p>Tenant Find Fee £250</p>
<p><b>Management Fee %</b> - <i>% of the rent</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>	<p>12% pcm</p>
<p><b>Set Up Fee   Tenant Find/Let Only</b> - <i>% of the first month's rent</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>	<p>79.2% Minimum of £500</p>
<p><b>Set up fee   Rent Collection</b> - <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>	<p>£300</p>
<p><b>Rent Collection Fee %</b> - <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>	<p>9.6%</p>
<p><b>Renewal Fee (Spilt between Landlord &amp; Tenant)</b> - <i>Based on a fixed fee</i>  <i>Contract negotiation, amending &amp; updating terms and arranging a further tenancy &amp; agreements</i></p>	<p>£75</p>
<p><b>Withdrawal Fee</b> - <i>Based on a fixed fee / % of the rent pcm / % of 12 months rent / % of agreed rental term</i></p>	<p>£250</p>
<p><b>Annual Tax Return Documentation</b></p>	<p>£30</p>
<b>Per Inventory/Per Checkout, when not part of normal service/ Cost split between Landlord &amp; Tenant</b>	
Furnished Property	TBA
Unfurnished property	TBA
Check In	TBA
Check Out	TBA

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LANDLORD FEE(S)	Price Including VAT
Other Fees	TBA
Rent Recovery Warranty	TBA
Optimum ( <i>court costs for non-payment of rent</i> )	TBA
Photocopies of inventory/Tenancy Agreement	£0
Letter for mortgage purposes	£0
EPC	TBA
Gas Safety Cert/Check	TBA
Key cutting	TBA
Portable Appliance Test (PAT)	TBA
Legionnaires Risk Assessment	TBA
EICR (electrical installation condition report)	£
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