

Landlord

Lettings price list

country
properties

LANDLORD FEE(S)	Price Including VAT
<p>Tenancy Set-up fee Fully Managed & Rent Collection</p> <p>Agree the market rent and find a new (or replacement) tenant in accordance with the landlord terms of business; Advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals,</p> <p>Erect board outside property in accordance with Town & Country Planning Act 1990, Advise on non-resident tax status and HMRC (if relevant)</p>	60% of the first month rent
<p>Fully Managed Management Fee</p> <p>Collect & remit the monthly rent received, pursue non-payment of rent & provide advice on rent arrears actions, deduct commission & other works, advise all relevant utility providers of changes, undertake management visits & notify landlord of the outcome, arrange routine repairs & instruct approved contractors, hold keys throughout the tenancy term, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</p>	13.8% pcm
<p>Rent Collection Fee %</p> <p>Collect & remit the monthly rent received, deduct commission & other works, pursue non-payment of rent & provide advice on rent arrears actions, make any HMRC deduction & provide tenant with the NRL8 (if relevant).</p>	10% pcm
<p>Tenancy Set Up Fee Tenant Find/Let Only</p> <p>Agree the market rent & find a new (or replacement) tenant in accordance with the landlord terms of business; advise on refurbishment, provide guidance on compliance with statutory provisions & letting consents, carry out accompanied viewings (as appropriate), Market the property & advertise on relevant portals, Erect board outside property in accordance with Town & Country Planning Act 1990, Advise on non-resident tax status & HMRC (if relevant). Collect & 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 & provide tenant with the NRL8 (if relevant).</p>	1 months' rent
<p>Deposit Registration Fee, per Annum (Not Available to Let Only Landlords)</p> <p>All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government-authorized Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy</p>	£42.00
<p>Tenancy Agreement/ Let Only</p> <p>Contract negotiation, amending & updating terms & arranging a further tenancy & agreements if both parties agree.</p>	£150.00
<p>Tenancy Agreement Renewal Fee Let Only/ Fully Managed</p>	£150.00
<p>Withdrawal Fee</p> <p>If you instruct us to proceed with a proposed Tenancy and subsequently withdraw your instructions, before the completion of the Tenancy documentation you agree to meet the reasonable costs and expenses incurred by us and pay a contribution towards our advertising costs.</p>	£80.00
<p>Quarterly Submission of Non-Resident to HMRC</p> <p>This fee is charged to remit and balance the financial return to HMRC quarterly and respond to any specific query relating to the return from the landlord or HMRC.</p> <p>An Annual submission is also required.</p>	£36 quarterly
<p>Annual Submission of Non-Resident Landlords to HMRC</p>	£72 annually



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Preparation of Section 13 on a Tenant Find/Let Only <i>This fee is charged for the agent to create and produce the Section 13 Notice on the landlord's behalf</i>	£120.00
Preparation of Section 8 Notice Documentation Pack/Let Only <i>Collation & reproduction of copy documents including tenancy, references, deposit, inventory, contemporaneous system notes etc</i>	£120.00
Court Attendance <i>To attend with and/or represent you in Court – eg; eviction of tenant(s). Expenses would include travel, accommodation and parking where applicable</i>	£120 + expenses
Safety Requirements;	
EPC <i>To arrange access and retain certificate</i>	£90.00
Gas Safety Cert/Check <i>To arrange access and retain certificate</i>	POA
Smoke/Carbon Monoxide alarm installation <i>Arranging the installation of the smoke and carbon monoxide alarms</i>	POA
Smoke/Carbon Monoxide alarm checks/Let Only <i>To check alarms on the first day of the Tenancy</i>	£25.00
Portable Appliance Test (PAT) <i>To arrange access and retain certificate</i>	POA
Legionnaires Risk Assessment <i>To arrange access and retain certificate</i>	£118.50
EICR (electrical installation condition report) <i>To arrange access and retain certificate</i>	POA
Changing light bulbs <i>This fee covers the cost for time taken to arrange for light bulbs to be installed/replaced through no fault of any tenants, where not supplied by landlord or at additional request.</i>	POA plus cost of bulbs
Key cutting <i>This fee covers the costs for time taken to cut keys or arrange replacement keys, permits, electronic door fobs where not supplied by the landlord.</i>	£10.00 plus cost of key
Pre or Post Tenancy Work Arrangement /Let Only <i>Fee for time spent in arranging quotes & organising repairs, prior to the letting of the Premises</i>	£24 per quote
<i>Project Management for Fully Managed Properties (if sole agent)</i>	Free of Charge
Care-Taking Service; <i>Per visit for visiting and checking the Premises during void periods</i>	£36 per service
<i>Administration charge for additional services carried out upon your written request</i>	£36 per service
Per Inventory Fully Managed and Let Only	
1 bedroom	£110.00
2 bedrooms	£125.00
3 bedrooms	£150.00
4 bedrooms or more	£180.00
Check Out Fee Fully Managed and Let Only	
1 bedroom	£90.00
2 bedrooms	£105.00
3 bedrooms	£120.00
4 bedrooms or more	£135.00

