

Landlord

Lettings price list

country
properties

LANDLORD FEE(S)	Price Including VAT
<p>Set-up fee Fully Managed & Rent Collection Agree the market rent and find a 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 and HMRC (if relevant)</p>	<p>£450.00 Fixed Fee</p>
<p>Management Fee % 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). Legal and Eviction innovate cover.</p>	<p>14.4% of the rent pcm</p>
<p>Inspire Pro Fully Managed As above with Inspire Pro Rent Recovery</p>	<p>19.8% of the rent pcm</p>
<p>Rent Collection Fee 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). Including Legal and Eviction innovate cover</p>	<p>10.8% of the rent pcm</p>
<p>Inspire Pro Rent Collection As above with Inspire Pro Rent Recovery</p>	<p>16.8% of the rent pcm</p>
<p>Tenant Find/Let Only Set Up Fee Agree the market rent & find a 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>	<p>90% of the first months rent</p>
<p>Tenant Find/Let Only Legal and Eviction Cover As above with Innovate Eviction Cover. We must reference the tenants</p>	<p>£120.00 per year in addition to the set up fee</p>

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<p>Tenant Find/Let Only Legal, Eviction and Rent Recovery As above with Inspire Pro Rent Guarantee</p>	£390.00 per year in addition to the set up fee
<p>Deposit Registration Fee, per Annum - Based on a fixed fee All Tenants deposits must be registered by law. This fee is for Registering landlord & tenant details & protect the security deposit with a Government- authorised Scheme, provide the tenant(s) with the Deposit Certificate & Prescribed Information within 30 days of start of tenancy</p>	£60.00
<p>Tenant Referencing Fee – Referencing (identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers / landlords) & any other relevant information to assess affordability. Chargeable only when not taken as part of our standard services.</p>	£42.00
<p>Renewal Fee Contract negotiation, amending & updating terms & arranging a further tenancy & agreements if both parties agree. Updating the TDS</p>	£150.00
<p>Withdrawal Fee 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>	£250.00
<p>Quarterly Submission of Non-Resident to HMRC 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. An Annual submission is also required.</p>	£30.00
<p>Annual Submission of Non-Resident Landlords to HMRC</p>	£60.00 annually
<p>Annual Summary Statement This fee is charged to produce a single summary statement of those monthly statements already sent.</p>	£60 annually
<p>Preparation of a Section 13 Notice To prepare the notice and send/deliver to the tenant for the rent increase on the landlords behalf.</p>	£60.00
<p>Court Attendance To attend with and/or represent you in Court – eg; eviction of tenant(s). Expenses would include travel, accommodation and parking where applicable</p>	£120 + expenses

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<p>Dispute Fee In the event that a settlement cannot be made as us acting as Stakeholder. This fee covers compiling the relevant documentation to support the landlords position.</p>	£210.00
<p>Safety Requirements;</p> <p>EPC To arrange access and retain certificate</p>	£90 1,2,3 bed £100 4 bed
<p>Gas Safety Certificate To arrange access and retain certificate</p>	£108.00
<p>Boiler Service To arrange access and retain certificate</p>	£108.00
<p>Gas Safety Certificate and Boiler Service Arranging both services, retaining certs and alerting to when next checks required</p>	£132.00
<p>Portable Appliance Test (PAT) To arrange access and retain certificate up to 6 appliances To arrange access and retain certificate to 10 appliances.</p>	£66.00 £88.00
<p>Legionnaires Risk Assessment To arrange access and retain certificate</p>	£108.00
<p>EICR (electrical installation condition report) Fee to arrange access and retain certificate</p>	£240.00 1 & 2 bed £264.00 3 bed £288.00 4 bed Additional consumer units - tbc
<p>Changing light bulbs 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.</p>	£10 plus cost of bulbs
<p>Key cutting 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.</p>	£10 plus cost of the key
<p>Work supervision and arrangement fees For cost of repairs & maintenance work for work carried out in excess of £500.00</p>	12% of work value

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<p>Pre or Post Tenancy Work Arrangement <i>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></p>	£25 per quote
<p>Care-Taking Service; <i>Per visit for visiting and checking the Premises during void periods</i></p>	£36.00 per visit
<p>Administration charge for additional services carried out upon your written request</p>	£30 per service
<p>Transparency with Referral Fee Disclosure <i>The 3rd Party Supplier List and/or the Landlord Price List is not an exhaustive list. If you use one of our designated contractors or 3rd party suppliers or we arrange a service with a contractor or 3rd party supplier for you we may charge a fee that is included in the price (this can typically range from 1% - 10% on top of the contractors price)</i></p>	

Per Inventory | Check In | Checkout

	<i>Furnished, Inc VAT</i>	<i>Unfurnished, Inc VAT</i>
1 Bedroom Inventory	£170.00	£150.00
2 Bedroom Inventory	£170.00	£150.00
3 Bedroom Inventory	£180.00	£160.00
4 Bedroom Inventory	£200.00	£180.00
1 Bedroom Check In	£60.00	£60.00
2 Bedroom Check In	£60.00	£60.00
3 Bedroom Check In	£60.00	£60.00
4 Bedroom Check In	£60.00	£60.00
1 Bedroom Check Out	£140.00	£120.00
2 Bedroom Check Out	£140.00	£130.00
3 Bedroom Check Out	£150.00	£140.00
4 Bedroom Check Out	£170.00	£150.00

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